

REVIEW OF
COMMENTS
RECEIVED ON
PLANNING
COMMISSION'S
**DRAFT
MASTER
PLAN**
AND
RECOMMENDATIONS
ON
**ZONING
ORDINANCE
REVISION**


PREPARED BY THE
COMPREHENSIVE PLANNING DEPARTMENT
CITY OF BERKELEY, CALIFORNIA
DECEMBER 1976

REVIEW OF COMMENTS RECEIVED ON
THE CITY PLANNING COMMISSION'S
DRAFT MASTER PLAN
and
RECOMMENDATIONS ON ZONING ORDINANCE REVISION

City Planning Commission

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Prepared by the
Comprehensive Planning Department
Berkeley, California
December, 1976



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TABLE OF CONTENTS

Introduction	i
General Comments	A
Plan Elements:	
Land Use	B
Transportation	C
Open Space, Conservation and Recreation.	D
Housing	E
Seismic Safety/Safety	F
Noise	G
Citizen Participation	H
Zoning Recommendations	Z

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INTRODUCTION

Background

In 1973 the voters of Berkeley enacted the Neighborhood Preservation Ordinance which mandated preparation of a comprehensive revision of the City's Master Plan and Zoning Ordinance. To assist in that process the Master Plan Revision Committee was appointed by the City Council to work with the City Planning Commission.

The Master Plan Revision Committee spent two years developing information on all areas of the City, developing Plan proposals, and considering Zoning Ordinance amendments. In January 1976, the Master Plan Revision Committee published its "Proposals for Berkeley Master Plan." Broad distribution of this document was made prior to five public hearings which were held in February of 1976. These hearings were sponsored jointly by the Berkeley Planning Commission and the Master Plan Revision Committee.

Following these hearings the Planning Commission spent five months intensively considering the Master Plan Revision Committee proposals, testimony received at the five public hearings and staff analyses and recommendations. To meet its commitment to submit a draft Master Plan and Recommendations for Zoning Revision to the City Council by July 31, 1976 these deliberations did not include further public hearings.

In completing its draft Master Plan, the Commission was aware of the need for additional community response. For this reason, immediately following submission of its draft to the Council, additional Planning Commission public hearings were initiated. Copies of the draft reports were made available at libraries and to groups and individuals. A summary was prepared for broader distribution. Press coverage and mail notifications were used extensively. Beginning October 7 the Commission held three hearings and a workshop to review its draft.

Content of the Report

During this recent period of public discussion a large amount of comment was received covering the wide range of issues addressed in the draft Master Plan and Recommendations for Zoning Revision. The purpose of this report is to organize that response according to topics addressed and to provide the Commission and Council with a documentation of the comments and pertinent response to them.

The responses have been put on individual "Master Plan Policy Analysis Sheets." These have then been organized under the following subject headings:

- A General Comments
- B Land Use
- C Transportation
- D Open Space, Conservation and Recreation
- E Housing
- F Seismic Safety/Safety (None received)
- G Noise
- H Citizen Participation
- Z Zoning

Conclusion

As the length of this report demonstrates, there is wide community concern over many problems in Berkeley. Among those brought up frequently were:

The proliferation of institutional uses by the University of California and others

The growing number of regionally-oriented stores in community shopping areas with the resulting increases in traffic and reduction in community serving services

The need to address social and economic problems

The preservation of neighborhood amenity through control of densities, traffic and new development

The need for low and moderate cost housing

Needs for improved transit

Methods for increasing citizen participation

The appropriate role of neighborhood groups in planning and decision-making

Continued residential uses in the Special Industrial District

Berkeleyans are concerned about the future of their community. This report provides an impressive catalog of that concern.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A1

SOURCE

ELEMENT AFFECTED A11

ORGANIZATION Live Oak Nghbd. Assn.

by Warner Schmaltz

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

His overall view of the Plan was that some of the policies were headed in the right direction, but that like a previous speaker he had trouble reading it; he felt it contained some fuzzy thinking and that it was critically important for the Master Plan to set priorities, as was done in the Open Space Element.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☒

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Priorities are set forth in both reports. In the zoning recommendations: Commercial district text changes; map changes on a citywide scale; and overall text changes.

In the Master Plan: the implementation section lists ten current commitments. The need for an economic element and a social element is recognized. The Commission, in the implementation section, makes a commitment to submit an "agenda for action" following adoption of the Plan. More detailed priorities will be set in this agenda.

STATE OF TEXAS

County of _____

Know all men by these presents, that _____

of the County of _____ State of Texas

do hereby certify that _____

is the owner of the following described land

to-wit: _____

and that said land is subject to the lien of

the following described mortgage

to-wit: _____

and that said mortgage is a valid lien

in accordance with the provisions of

the laws of the State of Texas

and that said mortgage is a valid lien

in accordance with the provisions of

the laws of the State of Texas

and that said mortgage is a valid lien

in accordance with the provisions of

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MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A2

SOURCE

ELEMENT AFFECTED A11

ORGANIZATION ASUC/Progressive Berkeley by Fred Collignon
Neighbors/Council of Nghbd. Assn/Campus Community Coalition
 INDIVIDUAL _____

STAFF _____



Question



Policy amendment



New policy



Criticism

A central goal of the proposed Master Plan is to maintain the current population size of 120,000, a reduction from 180,000 in the 1955 Master Plan. The Plan also proposes to maintain Berkeley as a heterogeneous community where all races and income groups have a place. Keeping in mind that the Plan calls for reduced residential density, how are the pressures on the Berkeley housing market to be accommodated without further growth or driving low income families out of Berkeley because of higher rents and housing rates? What are the implications of this revised growth goal for revenues that will be generated by the property tax and other city tax sources?



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANCE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

Assistance programs (e.g. for housing) are becoming essential to permit lower income households to remain in Berkeley. The Commission is not convinced that rent control operating in Berkeley alone would contribute to the housing goal of adequate housing at rates persons can afford.

Low growth will produce lower rates of revenue growth. The new emphasis of the Council on encouraging appropriate economic activity is one strategy for increasing revenues and job opportunities within current population. Increased assistance from state, federal and county agencies will be used as effectively as possible to meet goals for the community in spite of limited resources.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A3

SOURCE _____

ELEMENT AFFECTED Introduction

ORGANIZATION _____

by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Regarding the Emphasis on People section in the Introduction, he felt the needs of low-income people should be given priority over the needs of the more affluent.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The overall thrust of the plan does recognize the needs of low income people. An indirect but very important facet of the plan is improving the economic vitality of the city. Reducing unemployment was one of the major motives of this aspect of the plan.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A4

SOURCE

ELEMENT AFFECTED General

ORGANIZATION

by

INDIVIDUAL

Hildur Kehoe

STAFF



Question



Policy amendment



New policy



Criticism

Ms. Kehoe commented that Mr. Manning's concern about the SI zone was significant and that an effort had been made for many years to bring attention to this problem. She stated that the former MPRC Plan was not specific on this subject but that it did have sensitive references to the character and possible alterations in zoning of the SI zone, whereas the present version left the subject totally without comment. She felt that unlike the MPRC document, much of the philosophy and values reflected in the present draft, such as preserving the housing stock and use of neighborhood groups for land-use planning, etc., did not apply to the residents who live west of Sixth Street. Ms. Kehoe further commented that she had received a notice of the hearing stating it would begin at 7:30, and that it did not state the subject would be Item no. 7 on the agenda. She also felt each element should be considered separately.



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

The issues relating to mixed use west of Sixth are reviewed in the Land Use Element analysis sheets. The role of neighborhood groups is covered under the Citizen Participation Element analyses. The Commission regretted the delay in beginning the October 7th hearing and took steps to be sure this problem did not recur. Additional notification procedures for future hearings were also initiated.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A5

SOURCE

ELEMENT AFFECTED General

ORGANIZATION _____

by _____

INDIVIDUAL Annette Waite

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Annette Waite, 736 Santa Barbara. Ms. Waite stated that as a former MPRC member she had worked three years on the Committee and was very interested in the final results of the Plan, and was surprised that she had not received a copy of the present Plan or a notice of the hearing. She further stated she was very disappointed with the poor turn-out for the hearing and felt this may have been a result of the way the publicity was handled and the fact that the draft Plan was too voluminous and unreadable. She felt that key policies that represented major changes and would have the greatest impact on the city should stand out from the minor, less important policies. It was pointed out to Ms. Waite that a summary of the Plan was available which consisted of the goals and policies for each element.

She went on to say that the Citizen Participation and Land Use Elements were very different in tone from the MPRC draft versions, and did not reflect the citizen input received from public hearings held earlier in the year; two of the MPRC's proposed policies - mixed residential uses for industrial areas being considered in the future, and small neighborhood shopping areas being encouraged in some parts of the city where they were not presently available in close proximity to residents - were not in the present Plan.

She commented that she felt good about the Transportation Element and that it was similar to the MPRC element. She felt the Open Space Element was good but that the MPRC Plan had mentioned establishing criteria for high-need areas in order that future park planning could be done in the context of neighborhoods in greatest need

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

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CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Commission regretted that Master Plan Revision Committee members had not been individually notified. The Commission attempted to keep the plan as brief as possible. When the plan is transmitted to the Council, the Planning Commission will highlight the major policy issues. In all elements the Commission considered citizen comments, organization comments and staff recommendations. Difficult choices and compromises were made. Rationale for specific policies can be found in the analysis sheets on each element.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A6

SOURCE

ELEMENT AFFECTED General

ORGANIZATION _____

by _____

INDIVIDUAL Jackson Hanley

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Felt the Master Plan should speak to the problem of access to the Marina; a solid waste plan; future plans for Civic Center and the status of the Farm Credit Building acquisition; recycling institutions; and that the proposed health facility across from the Santa Fe Tracks should be considered for devotion to non-traditional health care, e.g., fasting, natural foods.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☐

STAFF COMMENTS/RECOMMENDATION:

The function of the Plan is to provide very general guidelines. The issues identified are being considered in the City's operational planning and would be expected to conform to the objectives and policies of the plan.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A7

SOURCE

ELEMENT AFFECTED All

ORGANIZATION _____

by _____

INDIVIDUAL T. J. Kent

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Mr. Kent commented that it was difficult for him to read the Plan; felt the Introduction and Implementation sections were good attempts to explain the Plan; felt the document should be rewritten and redesigned; stated the Plan didn't present a major summary of major policies; didn't feel most citizens would read it; that there were several good examples of master plan documents in the Bay Area the Commission should examine; if the Council was going to make use of the document there must be a giant step between where it stands now and the form it will take so that it will be suitable and useful to the Council; the Commission hearings should be completed and the Plan submitted in its present condition to the Council for revision by their staff; the impact of the University and of San Francisco on Berkeley life was not made clear; adverse features of Berkeley's future were not reflected; the Housing Element should have a more open statement of agreements, policies and policy suggestions; the urgent need for a better system of public transportation was not defined, especially with relation to the University which is a primary magnet for automobiles.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

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☒

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☐

STAFF COMMENTS/RECOMMENDATION:

The recommendation to keep the same format while being discussed by the Council is, for all practical purposes, the only way the Commission can keep to its schedule. The other recommendations can then be considered by the City Council.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A8

SOURCE

ELEMENT AFFECTED A11

ORGANIZATION _____

by _____

INDIVIDUAL

Kwam-Lam Wong

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Was dissapointed with the low turnout at the hearing and felt the fact that the document was so hard to read contributed to this. He recommended that the essential points of the policies be brought out and unnecessary verbiage be deleted. He further felt a document more detailed than the summary and not as detailed as the full Plan would be ideal, would not be just a mandatory State document, and could be used by the community on a routine basis.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

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CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☐

STAFF COMMENTS/RECOMMENDATION:

The suggestion of a "popularized" Master Plan document is a good one that can be forwarded to the Council. If it were prepared before the Council's hearings, such a document could stimulate expanded community understanding and participation in Plan review.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A9

SOURCE

ELEMENT AFFECTED All

ORGANIZATION Progressive Berkeley Nghbrs. by Fred Collignon

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Mr. Collignon reviewed the city's Master Plan process up to the present point. He noted it was brought out at the current hearings that the Plan was not widely publicized enough, that it was too voluminous and difficult to read, that policies were not fully outlined and contained contradictions, and it was concluded that based on the low turnout of the current hearings the community was not ready to make specific recommendations on the Master Plan. On behalf of Progressive Berkeley Neighbors, the Council of Neighborhoods, and the Campus Community Coalition, it was requested that the Planning Commission hold two workshops in order to inform citizens what was actually being proposed in the Plan and to obtain more citizen input.

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AMENDMENT RECOMMENDED:

YES

☐

NO

☐

STAFF COMMENTS/RECOMMENDATION:

One workshop was held which produced useful direct dialogue between the community residents and the Commission. Development of improved summaries and reports are recommended as part of the Council's plan review process.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

A10

SOURCE

ELEMENT AFFECTED General Comment

ORGANIZATION _____

by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Zoning Ordinance - He suggested that proposed zoning changes to placed next to the policies related to Zoning Ordinance changes in bold type, and that this would make reading less confusing.

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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Zoning is only one implementation tool. Specific regulations may relate to a number of policies. Likewise, zoning is often used in conjunction with other actions to implement a policy statement.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

All

SOURCE

ELEMENT AFFECTED New Element

ORGANIZATION

by

INDIVIDUAL Richard Elgin

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Mr. Elgin felt the areas of social service and public safety should be in the Master Plan in order to support other facets of the document.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

A social element will be prepared and added at a later date.

The Seismic Safety/Safety Element, the Transportation element, the Housing Element and the Noise Element all address issues of public safety.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B1

SOURCE _____ ELEMENT AFFECTED Land Use

ORGANIZATION _____ by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Land Use Element - Policy 1.01, regarding relocation of historic structures to other sites, he commented that there were very few vacant sites in the city and this statement should be clarified.

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AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

There are many vacant sites in the city - not proportionately to the number of sites developed -but in proportion to the needs for relocating historic structures.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B2

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

The statement in the Residential Area section, "communal living arrangements have attracted people ... poor maintenance and lack of consideration for neighbors," was a biased and judgmental statement inappropriate for a master plan.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

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CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

There is evidence to support the statement; more importantly, it is perceived by many in the community as a major reason for establishing policies in this area. To clarify intent, it is recommended that lines 4-8 on p. B-5 be rewritten to read as follows:

"Communal living arrangements have attracted people for similar reasons. Such uses in some instances have created perceptible problems of increased traffic, diminution of parking supply, poor maintenance and lack of consideration for neighbors."

Amended December 8, 1976 Vote: 5-1-1

MASTER PLAN POLICY ANALYSIS SHEET

B3

SOURCE _____ ELEMENT AFFECTED Land Use

ORGANIZATION _____ by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Policy 1.11 - He stated he did not understand what "conserve higher density areas" meant.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☒

NO

☐STAFF COMMENTS/RECOMMENDATION:

The phrase has meaning when the whole policy is included; however, the wording is awkward and the words "consistent with zoning limitations" should be eliminated.

The policy as amended would read:

"In existing higher density areas (50 or more persons per acre) permit new development only if its projected density does not exceed the Master Plan density for the area and the project is compatible with surrounding existing uses.

Amended December 8, 1976

Vote: 6-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B4

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Policy 1.16 - "Preserve the existing residential density along the residential portions of Grove Street ..." He felt there were other streets in the city worthy of this kind of consideration also.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policies 1.17 and 1.18 deal with residential use on Ashby, College and Sacramento.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B5

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Policy 1.25 - Enhance "public" investment in the renovation of San Pablo Avenue should read "private" investment.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☒ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

For clarification recommendation that policy 1.25 be amended to read:

"Stimulate and encourage new commercial investment and new multiple family housing on San Pablo Avenue."

Amended December 8, 1976

Vote: 6-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B6

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Andrew Sun, 2001 Essex. Mr. Sun stated there were some sections in the Plan that had goals and some that did not; he felt the Land Use Element was crucial and should have outlined goals.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

In establishing its format the Commission decided to use the Introduction to set forth overall goals for the City and did not establish goals for individual elements. Because the elements were drafted and reviewed for the most part independently, consistency of format was not always achieved.

An amendment is recommended in analysis sheet D-10 to correct this situation.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B7

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION LeConte Neighborhood

by Robert Feinbaum

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Mr. Feinbaum stated that density was the key element in the whole Master Plan and was not systematically attacked in the document. He commented that there were two kinds of density in the city - people density and animal density. He suggested a new Policy 1.02 (a) for the Commission's consideration: "Establish a policy to insure that the animal population is adequately controlled to preserve neighborhood amenity and safety."

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☒ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Planning Commission is recommending reclassifications to lower zoning densities in many areas of the city.

In its studies for the Housing Element the concern of residents over dogs was clearly expressed. The City has taken some steps such as its spay and neuter clinics. Legislation does exist requiring that dogs be kept fenced or leashed and that they not disturb their neighbors. Unfortunately, some owners are not as responsible as would be desired, and many residents suffer because of it. The dog problems will be improved when (1) dog owners become more conscientious in controlling their pets and/or (2) the City can commit more resources to a comprehensive program of education, spay and neuter and enforcement of existing ordinance.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B8

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Ocean View Committee

by Hilder Kehoe

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

The question of the Rezoning legislated by Q, or the matter of legal, political, and other questions surrounding the Industrial Park issue and the conservation of housing in that specific part of the SI Zone (4th-6th, Hearst-Cedar), receive no consideration at all. Yet the Draft is dated After June 8th.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Commission is aware that the policies in the Land Use Element are in conflict with the intent of Proposition "Q" which calls for R-2A zoning in the area bounded by Hearst, Cedar, Fourth and Sixth, The Commission does not yet know whether Proposition "Q" will (a) finally be upheld by the courts as legally binding or (b) be adopted by the City Council. Until it is mandated to make such a change by the courts or the Council, the Commission is retaining its recommendation that the area be zoned SI. The Commission does not believe the legal or political questions surrounding the Industrial Park Redevelopment Plan are appropriate for inclusion in the policy statement of the draft Master Plan.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B9

SOURCE _____

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by _____

INDIVIDUAL Jack Phillips

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Jack Phillips, 2600 block of Regent, voiced his reaction to some of the comments previously expressed. He felt that some of the opposition to new apartment buildings was aimed at their lack of aesthetics and the fact that they provided needed living space for people was not being considered. Many of the older houses do not have designated parking, whereas it is required with the construction of new buildings. Regarding the NPO stipulation that 25% of the new housing stock be devoted to low-income housing, he indicated he felt such a requirement would preclude any new apartment buildings. Mr. Phillips was informed that the proposed Master Plan did not contain that provision and if approved by the City Council would remain that way.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Plan policies consistent with comments

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B10

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION

by F. Collignon

INDIVIDUAL

STAFF



Question



Policy amendment



New policy



Criticism

The Master Plan emphasizes rehabilitation of existing units and preservation of Berkeley's neighborhoods. At the same time, the plan permits demolition of housing judged to be economically unrepairable and encourages new housing and higher density in neighborhoods already besieged by traffic and other such problems (e.g. People's Park, areas adjacent to south and west Campus). Why does the Master Plan zoning ordinance reject tighter demolition controls? What criteria were used for deciding which neighborhoods should be the recipients of higher density and new housing?



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

The NPO at present permits the demolition of housing units only if (1) the demolition would not be detrimental to Berkeley's housing needs and public interest of the affected neighborhood and (2) relocation housing is provided to occupants and either (3) the demolition will remove a hazardous, unusable or unrepairable structure or (4) the demolition is necessary to provide as many or more new approved housing units. The Planning Commission reviewed these criteria and found them more restrictive than they considered in the best interests of the city for the following reasons:

- 1) In non-residential districts, owners should be free to convert or remove units so that appropriate economic development can occur. Therefore, any restrictions should be limited to residential districts.
- 2) Some public needs can be met only by the removal of housing. While this should be done only after a comprehensive exploration of alternatives, it should not be prohibited completely.
- 3) Some structures that may not yet be "hazardous, unusable or unrepairable" are not economically feasible to repair. If not permitted to be removed, they may remain as vacant eyesores until they become "hazardous". This blights the surrounding neighborhood and does not insure that the structure will ever be rehabilitated.

(continued on next page)

STAFF COMMENTS/RECOMMENDATION:

Cont'd B-10
Land Use

The Planning Commission recommends that the Board of Adjustments continue to prevent as many demolitions as possible. The Commission does, however, believe it should not be precluded from allowing demolitions that are in the interest of the neighborhood as well as the owner of the property.

The criteria employed were existing higher density uses in the area, proximity to employment and commercial centers and availability of transit.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B11

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Live Oak Neighborhood

by Supran/Wong

INDIVIDUAL

STAFF

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

We agree with the retention of existing zoning provisions allowing separate "mother-in-law" apartments in R-1 zones. However, in recognition of: (1) difficulty in enforcing limitations on this provision, (2) increasing trends toward illegal (no use permits) apartments and (3) increasing trend towards smaller households, realistically density in hills is going to increase significantly. For these reasons it is necessary to encourage commercial areas in hills to serve this population. There are sites available. This should be no deterrent. We do not disapprove of higher density residential uses in our neighborhood provided adjoining neighborhoods are served. If they are not, it is unfair to ask our neighborhood to support any more higher density residential construction.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Planning Commission has no objection to small commercial areas in the hills, if the support of area residents is obtained. Such shopping could be expected to serve only basic needs and would not reduce the number of automobile trips on arterials to any appreciable extent.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B12

SOURCE _____ ELEMENT AFFECTED Land Use

ORGANIZATION _____ by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Commercial Section - He stated that regional shopping centers should be considered for location in the fringe areas around Berkeley (such as Alcatraz) because of present traffic and congestion problems associated with some of the major ones now serving the city.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☒ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

One such shopping center is being considered by the City of Albany. It is generally viewed as a development that would not be in the best interest of Berkeley in any sense. If shopping areas within Berkeley are contemplated the plan encourages these - especially in the Ashby Station area. The Sacramento/Alcatraz area is the subject of a special planning study to encourage its development into a stronger center. It is not however envisioned as a regional center.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B13

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Live Oak Neighborhood Assoc. by Supran/Wong

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Shattuck/Vine shopping area too successful--it has become a regionally-oriented commercial district with proliferation of specialty ("touristy") shops. This is driving neighborhood services out. Commercial encroachment should address question of proliferation of similar uses in one area (it does not now). Why should Live Oak neighborhood have seven laundries and cleaners while there are none in the hills? Master plan must recognize that it is necessary to encourage neighborhood service commercial areas in the hills.

- a. Decentralize specialty retail to downtown.
- b. Downtown commercial area needs to be revitalized to take pressure off neighborhoods. Vital to economy of city.
- c. There is totally inadequate parking for commercial area in neighborhood. Time has come to require off-street parking for all new commercial in city.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Concern about regionally-oriented specialty shops in the area. This is the concern of other community shopping areas as well. The Planning Commission is concerned about limiting the scale as well as the type of uses going into areas such as North Shattuck which are producing traffic and parking problems for adjoining residential areas. The Commission is looking into ways to encourage specialty stores to locate downtown as well as ways to insure that resident-serving businesses can find space at a price they can afford in community shopping areas. Legal problems make these objectives difficult to implement but their solution is a priority concern of the Commission.

Inadequate commercial parking. The Commission has in the past been reluctant to require off-street parking for many new commercial developments. The reason has been to encourage pedestrian-oriented as opposed to auto-oriented commercial centers and to encourage the use of transit. In recent years the City has taken a more

(see next page)

STAFF COMMENTS/RECOMMENDATION:

Cont'd B-13
Land Use

active role in assisting commercial areas in expanding their off-street parking e.g., the parking garage near Telegraph Avenue and the planned parking lots in the Elmwood area. The Commission is aware of areas, such as North Shattuck, where the problem is severe and will seek to limit additional commercial development that increases parking demand in this already impacted area.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

SOURCE

ELEMENT AFFECTED Land Use

B14

ORGANIZATION _____

by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Policy 1.02 - "Permit development to accommodate a maximum population of 120,000."
He felt this policy was weak and could not determine if development would be limited or permitted.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The purpose of the policy is to identify the relationship between population and development.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B15

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Bateman Neighborhood Assn. by Margot Rapoport

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Page 15 - "All the present commercial zones be restructured to be compatible with revised Master Plan policies with the purpose of each district defined in accordance with Master Plan policies." She stated that the Association interpreted this to mean that the new C-1-E zoning for the Elmwood shopping district would be delayed until after the Master Plan was approved. The current moratorium for the district had expired and in order to prevent more large-scale development, it was felt the zone should be redefined to limit height and size and to require a public hearing on any new uses, and if for any reason this could not be accomplished it was requested that the moratorium be reinstated until such time that the C-1-E ordinance could be enacted.

She went on to say that the Association had had earlier input on Zoning Ordinance revisions but had not contributed their concerns to the present document; for the reasons previously given and because this document was considerably different from the original version reviewed by the Association, they could not support the present proposals.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☒ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The report states "Priority will be given to development of the restricted commercial zone so that interim regulations can be lifted."

The Staff and Commission are proceeding with text amendments in the Commercial district. These will be completed as soon as possible and be acted on independently of the Plan adoption schedule of the City Council. Affected neighborhood groups will be consulted.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B16

SOURCE _____

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by F. Collignan

INDIVIDUAL _____

STAFF _____

☒ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Even though Berkeley has an enormous traffic problem, it is true on the other hand that a great many Berkeley residents do not have cars. Besides improved public transit, an important factor in the welfare of such residents is an adequate shopping area for basic needs within walking distance. A number of Berkeley neighborhoods have such areas, but several of these are becoming regional in character, not only serving the neighborhoods less well, but also bringing a further traffic problem. Is the intent of the Master Plan to discourage or encourage the regionalization of existing neighborhood shopping areas? What are the relevant policies? Also, what policies pertain to the development of new neighborhood commercial areas?

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Planning Department believes the "regionalization" should be discouraged. Its Land Use policy 1.20 calls for Community Commercial Districts to "provide a wide variety of shopping goods and services to residents" and Neighborhood Commercial Districts to "provide for day-to-day needs of adjacent residents." The Department is giving priority to develop Zoning regulations to further this policy. The Department has not recommended the development of any new neighborhood commercial areas.

MASTER PLAN POLICY ANALYSIS SHEET

B17

SOURCE _____ ELEMENT AFFECTED Land Use

ORGANIZATION _____ by _____

INDIVIDUAL Lela Herbert

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Lela Herbert, formerly of the Master Plan Revision Committee, felt that limited sized neighborhood stores should be encouraged by the Land Use Element. She requested that further consideration of this kind of mixed use provided the owner/proprietor resided on the premises and had neighborhood approval, could provide better security for the business, enable residents to get to know each other, and enhance the neighborhood.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
☐ AFFECTS ZONING RECOMMENDATIONS
☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

The Commission recognizes that owner/proprietor stores provide a valuable service in many areas. Neighborhood approval, however, is important to prevent uses which detract rather than enhance a neighborhood. No policies have been set forth to encourage the removal of non-conforming commercial uses. If special circumstances exist, the Commission is also willing to consider amending the plan to establish additional neighborhood supported convenience shopping services.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B18

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF



Question



Policy amendment



New policy



Criticism

Andrew Sun. Land Use Element - Policy 1.22 - "Require all new commercial uses in neighborhood or community commercial centers and Commercial Service Districts to provide loading facilities...." Mr. Sun felt this was a zoning issue and should be in the Zoning Ordinance rather than in the Master Plan document.



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

Loading and off-street parking problems have caused congestion and adverse impacts on adjoining residential areas near many shopping areas. These specific problems are not currently addressed in draft Master Plan policies; the Commission believes them too specific to warrant policy statements. Standards will be dealt with in the Zoning Ordinance revision program.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B19

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Policy 1.61 - "Intensively develop the Ashby BARTD Station air rights and related adjacent commercial areas to fully realize their economic potential" - he felt this policy tied Berkeley into a land use that was inflexible; Policy 1.65 - didn't feel high density should be encouraged by the Master Plan.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The policy does not tie the city to a specific type or mix of land uses but only recognizes the need for and potential for a more intense use of land to generate jobs and take advantage of the transit access.

The Commission believes there is a need for high density development and there are locations where it is appropriate.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B20

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Commission on Aging

by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Intensively develop the Ashby BARTD Station air rights and related adjacent commercial areas to fully realize their economic potential, but allow the residences to remain because of the concentration of elderly in the area.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☒ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policy 1.61 is not inconsistent with other master plan policies dealing with preservation of the housing stock in residentially zoned areas and for everybody - not just elderly. The Commercial zoning on the west side of Grove is recommended for rezoning to residential. Recommend addition (under-lined above) is not necessary or appropriate to intent of the policy.

See also B-19

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B21

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION U.C.

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

..... Although the campus student and employed population has been stable for several years, decisions must be made to meet long unmet needs such as intramural sports, other student accommodations, possibly more student housing, as well as changing academic and research needs. As nothing is static, the Berkeley campus is continually faced with choices among these alternatives:

1. To utilize existing open space on the campus - a difficult decision as the University agrees with the City that the campus is becoming overbuilt.
2. Replace low intensity areas with high intensity or remove old buildings and replace with new facilities- a difficult decision because of the character of older campus structures, the sense of history they lend to the campus and the City, and community desire to preserve open areas.
3. Take additional land - a difficult decision as the City does not wish to have additional land removed from the tax rolls.
4. Rent existing private space - as the City has learned through its own experiences in recent years, this is not only expensive but lack of contiguity reduces efficiency and the amount of contact which is necessary for full functioning for many activities.
5. Not build project - a decision which leaves the original problem unsolved.

These conflicts for Berkeley campus decision-making are a reflection of problems in community decision-making as well. As the community dialogue which a proposed Master Plan engenders provides a good opportunity to resolve some of the problems of trade offs and conflicts at the policy level instead of the implementation level, the Planning Commission should consider the appropriateness of making the Plan and the accompanying zoning ordinance somewhat more specific in order to reduce conflicts when actual projects are proposed.

(see next page)

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☒ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Commission in its policies has been as specific as possible. For example, specific recommendations are made about several large University holdings. More detailed planning in consultation with the University is more appropriate method for reducing and resolving conflicts. Plan policies at present are statements of concerns and community values.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B22

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION Live Oak Neighborhood Assn. by Warner Schmalz

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Warner Schmalz, Live Oak Neighborhood Association. On the subject of commercial zoning Mr. Schmalz felt the Master Plan and Zoning Ordinance did not address the problems of proliferation of regional-oriented businesses in neighborhoods; felt there was uncreative thinking with regard as to how the downtown area should be aided, and suggested that enhancing the attractiveness of the area might attract a major retailer and further that the impediments of the fire zone and building regulations should be reviewed. He felt the density of the Hill Area was increasing because of the number of second units being added, that commercial areas in othe parts of the city (Solano, Walnut Square) had become over-burdened by this density increase, and that the previous reference in the former MPRC draft of commercial areas being allowed in the Hills should

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY. be part of
☐ AFFECTS ZONING RECOMMENDATIONS the present
☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE Plan.
☐ CONSCIOUSLY CHOSEN
☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE
☐ ORIGINAL INTENT
☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policies 1.20 through 1.26 address the issue, directly or indirectly, of the best location for regionally-oriented businesses and the preferred role of neighborhood shopping districts. Policies 1.65 and 1.12 call for high density residential development in the central area. Policy 1.45 calls for University-related research and administrative activities in the central area. These policies would tend to aid the downtown businesses. Fire and building code standards should not be compromised in an older retail area. An Economic Development Commission has been formed by the City Council. It is charged with developing an economic element for the Master Plan.

Commercial Uses in the hills are discussed on Analysis Sheet B11.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B23

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION _____ by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

He felt the Master Plan should have something to say about the residents south of Dwight Way and below San Pablo Avenue being part of an industrial area.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policy 1.32 reads:

"Limit development in the manufacturing area to industrial and related commercial uses."

The Planning Commission is aware of the mixed use in the industrial area south of Dwight Way. The policy is to allow industries to expand or new industry to be located in the area zoned for manufacturing. There is no policy that would indicate public action to remove houses from this area.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B24

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☒

New policy

☐

Criticism

Policy 1.30 - The Berkeley Master Plan should encourage energy conservation policies with regard to new industry in the area.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☒

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Energy conservation is a subject required to be addressed in Environmental Impact Reports, and would be considered in any substantial new development. Industrial activity should not be singled out for this consideration; energy usage is an issue in all land uses.

MASTER PLAN POLICY ANALYSIS SHEET

B25

SOURCE _____ ELEMENT AFFECTED Land Use

ORGANIZATION _____ by _____

INDIVIDUAL Curt Manning

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Curt Manning - 2107 Fifth Street. Mr. Manning stated that he and his neighbors were interested in upgrading their neighborhood but felt the Special Industrial zoning classification inhibited this process. He inquired if funds for construction of a mini-park could be considered in the SI zone and was informed that there are no restrictions in the Measure "Y" initiative related to Zoning. During further comments and discussion with the Commission the issue of rezoning procedures was brought up and Mr. Manning stated he was not interested in the elimination of industry in the area, but rather in the residential quality of life in the neighborhood and felt the Master Plan should have something to say about the compatibility of industry and residential use.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Special Industrial Zone attempts to balance protection of residential uses while permitting appropriate industrial uses to develop. A majority of the Commission concluded that needs for economic activity required some locations where these could locate and that priority for residential use in this area would not be recommended.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B26

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by F. Collignan

INDIVIDUAL _____

STAFF _____



Question



Policy amendment



New policy



Criticism

If Berkeley is to continue in the future as primarily a University oriented and residential community, what are the implications for the size, scale, and location of future industry? Which specific draft Master Plan policies address these issues?



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

Industrial policies are contained in the Land Use Element in numbers 1.30 through 1.35. The Land Use Map limits industry to areas presently zoned Manufacturing and Special Industrial.

MASTER PLAN POLICY ANALYSIS SHEET

B27

SOURCE

ELEMENT AFFECTED Land UseORGANIZATION Ocean View Committeeby Scott Williams

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Scott Williams, speaking on behalf of the Ocean View Committee. Mr. Williams stated it was felt the present Master Plan did not do West Berkeley residents justice, and that he was startled to find no reference made of the Special Industrial area in the Plan. He noted that Page B-7 made reference to the Industrial Park area, and that the Plan did not point out the fact that there is a great deal of vacant industrial property in the West Berkeley area. For these reasons, he stated, the Ocean View Committee could not accept the document in its present form and suggested there should be a special hearing devoted to the Special Industrial area.

Mr. Williams stated he personally felt that the area around Spenger's and Brennan's could be used for parks, plazas, and small businesses, and that a plan for connecting this area to Aquatic Park by bicycle and pedestrian paths should be considered.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
☐ AFFECTS ZONING RECOMMENDATIONS
☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The reference in the Master Plan to the status of the Industrial Park is purposely general because the status of the plan is still not decided. When it is finally worked out, the Master Plan can be amended accordingly, if necessary.

The fact that industrial development is retarded and the factors that make it so are specifically noted in the plan. Vacant lots are specifically referred to.

Policy 1.32 reads "Limit development in the manufacturing area to industrial and related commercial uses."

The Brennan block (owned by SPRR) is being developed as a restaurant complex.

The waterfront portion of the Open Space element calls for a pedestrian/bicycle access to the waterfront area and connection of Aquatic Park.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B28

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Stop Institutional Creep

by Christopher Adams

INDIVIDUAL _____

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

POLICY 1.41

Discourage the acquisition of additional property by the University especially if the acquired property would be removed from the tax rolls or would disrupt existing residential areas.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☒

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The current wording is:

1.41 Discourage the acquisition or leasing of additional property by the University unless the property remains on the tax rolls.

The issue of disruption of existing residential areas is dealt with in other policies. The policy cited above treats the problem more broadly; (i.e., it includes leasing.) Amendment is not recommended.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B29

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION U.C.

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 1.42 Joint Use of Facilities - Many campus facilities are shared with members of the community - the campus itself has always served as a central Berkeley park, libraries, museums, cultural events are major public resources. The Lawrence Hall of Science is used primarily by community people. The campus restricts useage of some facilities to assure that the needs of University students and personnel are met. The campus would like to open up use of facilities such as recreation facilities, depending on the method of financing, if there is space or time available beyond the demands of the campus population. The committee planning the intramural sports facility, for example, is recommending that as much as 25% of the facility time be made available for community use at fees comparable to those paid by students and staff.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

This comment supports the Planning Commission policy.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B30

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Stop Institutional Creep by Christopher Adams

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Recommend that the University implement the following proposals regarding its off-campus holdings:

- 1) Oxford Tract - Develop with residential uses or return to private ownership for high density residential use.
- 6) LaLoma and Ridge - Develop for medium density residential use.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☒ NO ☐

STAFF COMMENTS/RECOMMENDATION:

Residential use on these sites is consistent with land use policies. Recommend following changes in wording "Oxford Tract - Develop with higher intensity University or student housing use or return to private ownership for high density residential use."

"LaLoma and Ridge - Develop with medium density residential use or return to private ownership."

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B31

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION U.C.

by

INDIVIDUAL

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Policy 1.43 Use of Campus Lands

1. Oxford Tract - High Intensity Use

The Berkeley campus has had plans in the past for more intensive use but not the funds. The City can probably expect that this land will be used more intensively in the future.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

This comment supports the Planning Commission Policy.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B32

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION U.C.

by

INDIVIDUAL

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Hill Lands - Open Space

The Berkeley campus does not plan to change the land use patterns in the hill area in any significant way. Most of the hill area is an ecological study area at present.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

This comment supports the Planning Commission's policy.

MASTER PLAN POLICY ANALYSIS SHEET

B33

SOURCE _____ ELEMENT AFFECTED Land Use _____

ORGANIZATION U.C. by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Haste Tract - Open Space-Housing

The Berkeley campus presently would like to see this area developed as an open space area for recreation purposes and has, in the recent past, discussed with the City the acquisition or leasing of this land for such purposes.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

The Commission generally supports cooperation with University of California for open space use. The Commission, however, still believes some of the site can provide some housing.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B34

SOURCE _____ ELEMENT AFFECTED Land Use

ORGANIZATION University of California by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Policy 4.41 (also Land Use Policy 1.51) University Conformity to City Regulations.

Berkeley Campus policy is to conform to city policies and regulations so long as this does not seriously conflict with campus basic needs.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Commission recognizes the needs and prerogatives of the University but still hopes a stronger commitment to City concerns can be developed.

MASTER PLAN POLICY ANALYSIS SHEET

B35

SOURCE

ELEMENT AFFECTED Land UseORGANIZATION U.C.

by

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Policy 1.45 University Lease of Private Buildings

The University leases a considerable amount of space in privately-owned buildings and will continue to do so as needed and when funds are available.

☐AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.☐AFFECTS ZONING RECOMMENDATIONS☐HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN☐WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY☐IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT☐WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION☐CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

The intent of this policy is to encourage the University to give priority to leasing buildings.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B36

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

U.C.

by

INDIVIDUAL

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Policy 1.44 Campus Open Space

The Berkeley campus agrees that the campus is becoming overbuilt. Various actions such as closing University Drive to through traffic have been taken to enhance existing open spaces. A consulting landscape architect to the campus is developing proposals for additional enhancement in consultation with campus committees.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The actions are consistent with Master Plan policies.

MASTER PLAN POLICY ANALYSIS SHEET

B37

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION

U.C.

by

INDIVIDUAL

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Anna Head Site - Landmark Consideration

This building is currently fully utilized for various campus research units.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE
CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE
ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

Implications of Landmark status can be dealt with if it is so designated by the City Council.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B38

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION University of California by

INDIVIDUAL

STAFF

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Bancroft - Durant Parking Area

Current planning is moving toward use of an area south and west of Harmon gym within the central campus area for the intramural sports center. The field area which would be lost to this development might be replaced on this present parking site.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

NO

X

STAFF COMMENTS/RECOMMENDATION:

The Master Plan would encourage the University to continue planning for better utilization of this strategic site.

MASTER PLAN POLICY ANALYSIS SHEET

B39

SOURCE

ELEMENT AFFECTED Land UseORGANIZATION U.C.

by

INDIVIDUAL

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Policy 1.41 Keep Property on Tax Rolls

The University is in general accord with this goal and has no specific plans for additional land acquisition. The Berkeley campus has no objection to paying local taxes if the state would provide the funds to do so.

☐AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.☐AFFECTS ZONING RECOMMENDATIONS☐HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN☐WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY☐IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT☐WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION☐CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

Information/no comment.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B40

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION U.C.

by

INDIVIDUAL

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

Policy 1.40 Maximum Enrollment

University policy is to limit enrollment to 27,500. We will continue to try to achieve this goal for the Berkeley Campus.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Information/no comment.

MASTER PLAN POLICY ANALYSIS SHEET

B41

SOURCE

ELEMENT AFFECTED

Land Use

ORGANIZATION

U.C.

by

INDIVIDUAL

STAFF

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

If the assumption on continued decline in household size is accurate, new housing units could be created in existing low density residential areas without a significant increase in the overall population density while providing a highly desirable form of housing. This seems particularly appropriate in Berkeley where the number of units with 7 or more rooms is higher than in other areas in the region. The Plan will prohibit the kind of adaption of some existing large structures which may be necessary to meet Berkeley's housing needs in an environmentally and socially acceptable way. The Plan speaks of increased housing for those of low incomes but may be denying the most efficient and economical way to provide it--better utilization of the existing housing stock.

If a basic reason for tight control is the problem of autos and parking, it would be better to devise controls for the problem rather than adopt plans which will assure that large numbers of people will travel long distances to school or work and that the existing housing stock will be under-utilized.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

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WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Proposals to provide more flexible use of housing have been opposed by individuals and neighborhood groups. When more adequate controls over impacts on low density areas can be developed (such as parking and effective occupancy standards), methods for obtaining the objectives described in the comment can be re-examined.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B42

SOURCE _____

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by F. Collignan

INDIVIDUAL _____

STAFF _____



Question



Policy amendment



New policy



Criticism

With the goal of limiting Berkeley's population to 120,000, what provisions are made in the Plan to bring the University into a no-growth position to conform to this policy?



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

The City has repeatedly made its position known to the University, in its policy reports and in its participation in such joint activities as the Community Affairs Committee. The University has indicated it is not interested in the foreseeable future in expanding the size of the Berkeley campus appreciably. While they have let it grow to 30,000 at peak periods, they have indicated that their facilities best serve the planned student population of 27,500. The cost of expanding to serve a much larger group here would be much higher than accommodating growth on other campuses. The City cannot compel the University to conform to a no-growth position but, at the present time, this appears in their mutual interest.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B43

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Stop Institutional Creep by Christopher Adams

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

POLICY 1.50

Discourage to the maximum extent feasible institutional uses that remove property from the tax rolls, reduce the supply of housing available in the private sector, or disrupt existing residential areas.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The removal of housing is dealt with in the Housing Element. The residential policies deal with preventing disruption.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B44

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION ASUC

by

INDIVIDUAL Jeff Romelein

STAFF

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Engineering Center - It appeared as if the Plan was condoning the University's attempt to demolish this historic building; it was strongly felt a historic preservation element should be added to the Plan before its adoption.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

NO

STAFF COMMENTS/RECOMMENDATION:

The Commission is not judging the architectural merits of the Naval Architecture Building.

Other sources have suggested a historic preservation element; the Planning Commission has acknowledged this request and will work with the Landmark Preservation Commission and the Architectural Heritage Committee to explore the possibilities of adding such an element to the Plan after its adoption.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B45

SOURCE ASTC

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by _____

INDIVIDUAL Jeff Barnstein

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

People's Park - The document should express a strong statement on this issue; students were against the use of the land for any kind of high-density housing; it should be devoted to open space.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The present policy (1.43) reads:

"(3) Haste Tract (Peoples Park) - Develop for open space/recreational purposes in conjunction with the City; utilize portions for student housing."

The Policy considers the size of the site and its proximity to the Campus and takes into account the need for both open space and student housing. There are few opportunities to meet either of these needs in such a strategic location.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B46

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

He felt the University Section was extremely weak; that the city should enforce the University's maximum enrollment policy; he stated the information contained in Policy 1.43(4) proposing an intramural facility at Bancroft and Durant was outdated and should not be in the document; Policy 1.43(1) - he did not agree that the Oxford Tract should be utilized for high density residential use because it was already severely impacted and had a high crime rate.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

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WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The use of the surface parking lot as part of the site area needed for an intramural facility is not currently planned by the University, but the concept is not necessarily out of date; if the site on the campus adjacent to Harmon Gym is too small, the activity could expand across Bancroft, and the off campus portion could be explored for shared use with the community. (See analysis sheet B-38)

Oxford Street across from the campus is not impacted relative to the south campus area. Development of the Oxford Tract for student housing would tend to re-orient pedestrian activity away from Sather Gate and toward the downtown area.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B48

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Stop Institutional Creep by Christopher Adams

INDIVIDUAL

STAFF

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

1.52 Influence public and private institutions to return unused lands or facilities to the tax rolls and to make payments in lieu of taxes for public services required by the institution.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☒ NO ☐

STAFF COMMENTS/RECOMMENDATION:

Useful to add concept of payments for services. Recommend new wording:

1.52 "Influence public and private institutions to use their existing contiguous landholdings, to return unused land or facilities to the tax rolls and to make payments for municipal services such as fire, police, etc."

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B49

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Stop Institutional Creep by Christopher Adams

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☒

New policy

☐

Criticism

POLICY 1.55

Require the preparation by public and private institutions of master plans, said plans to be developed with the maximum public participation, to be approved by the policy making bodies of the institutions, and to be revised as necessary.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

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WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Commission supports this possibility and reviewed a proposed ordinance being considered by San Francisco. The legality and effective implementation of such an ordinance have not been thoroughly considered. Plan will be amended when effective procedure is established.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B50

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL

Jackson Hanley

STAFF

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Jackson Hanley felt the Master Plan should contain a nutritional and health element; that the park policies should advocate the planting of fruit trees and garden spots; that the Plan should consider an alternative health facility for the site near the Santa Fe Tracks; and that it should advocate City Hall being made more attractive by means of rennovating the fountain in the park and by more colorful paint.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Nutrition and health will be considered in development of a Social Element at a later date. Planting of fruit trees and garden spots are not inconsistent with Open Space policies. Health facility location would be considered in the Social Element. Renovation of Civic Center is consistent with policies but too specific for inclusion in Master Plan.

MASTER PLAN POLICY ANALYSIS SHEET

B51

SOURCE ASUC

ELEMENT AFFECTED Land Use

ORGANIZATION

by

INDIVIDUAL Jeff Bornstein

STAFF

☐

Question

☐

Policy amendment

☒

New policy

☐

Criticism

Anna Head -The Master Plan should take a strong, consistent stand with regard to this and other institutions that are useable housing stock.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The old Anna Head school property is now used for University research facilities. There is no evidence that it could reasonably be converted to housing though such a possibility is not precluded by the Plan policies.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B52

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Commission on Aging by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

POLICY 1.69

The purchase of land is recommended for the construction of three Multipurpose Senior centers: one in South Berkeley, one in West Berkeley, and one in North Berkeley.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

This recommendation ties the City into three senior centers when conceivably it could later be determined that two would either (a) do the job as well or (b) be all the City could afford. It also would be a case of social planning for the elderly without the same attention to other groups.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B53

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Commission on Aging

by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

POLICY 1.68

The location of satellite offices of service providers should be encouraged to meet the service needs of the elderly in the neighborhood shopping and community shopping districts.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policy should be deferred until development of Social Element.

MASTER PLAN POLICY ANALYSIS SHEET

B54

SOURCE

ELEMENT AFFECTED Land UseORGANIZATION Commission on Agingby Howard Campbell

INDIVIDUAL _____

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Provisions should be made in the Zoning Regulations to make it possible for some single-family homes in the neighborhood shopping district and community shopping district to convert a part of the dwelling to small business use appropriate to the needs of the area. This would enable individuals to conduct certain small enterprises without leaving their places of residence and strengthen the economic base of these districts.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☒

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

What is intended is small commercial activities in homes. The major argument against this mixed use approach is the possible economic effect on neighborhood shopping centers. The City is struggling to keep neighborhood serving uses in these centers; allowing such uses to spread out into the residentially zoned areas adds fuel to the argument for locating more profitable regional serving uses in the designated shopping areas. (The Home occupation permit allows reasonable use of a residential property.)

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B56

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Commission on Aging

by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

POLICY 1.60

Retain the North Berkeley BARTD Station and parking lot in their present use and current size and scale; acquire the "Hearst Strip" and other excess BARTD property in the North Station area to be used primarily for park and community facilities, including a Multipurpose Senior Center, with small areas devoted to housing.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

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WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Addition specifying senior centers is too specific - City is planning this use which is consistent with the policy, change not recommended.

MASTER PLAN POLICY ANALYSIS SHEET

B57

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Progressive Berkeley by F. Collignan
Neighbors Council of Neighborhood Assoc.
 INDIVIDUAL ASUC Campus Community Coalition

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Dogs represent a serious health and nuisance problem in the City. While the Master Plan specifically addresses the problems created by higher densities of people, it ignores the problems created by animal densities. Since the Plan encourages the City to intervene to control the negative impacts on neighborhoods created by cars, noise, substandard housing, and families living out of wedlock, why should similar City controls not be placed to prevent or penalize dog owners who let their dogs endanger and create nuisances for their neighbors? What options did planners consider for dealing with the dog problem?

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
☐ AFFECTS ZONING RECOMMENDATIONS
☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

In its studies for the Housing Element the concern of residents over dogs was clearly expressed. The City has taken some steps such as its spay and neuter clinics. Legislation does exist requiring that dogs be kept fenced or leashed and that they not disturb their neighbors. Unfortunately, some owners are not as responsible as would be desired, and many residents suffer because of it. The dog problems will be improved when (1) dog owners become more conscientious in controlling their pets and/or (2) the City can commit more resources to a comprehensive program of education, spay and neuter and ordinance enforcement.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B58

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION University of California by

INDIVIDUAL

STAFF

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

As very low population densities and large residential areas without easy access to convenience commercial facilities encourage use of the private car and discourage effective transit service, a small population increase in the lowest density areas without much additional construction and with controls on autos could improve the liveability of such areas and the city as a whole.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Planning Commission found that the low density neighborhoods are opposed to any zoning changes which would potentially allow higher occupancy levels. The neighborhoods opposed any move that was seen as adding to the problems of illegal second units, and expanded automobile ownership.

MASTER PLAN POLICY ANALYSIS SHEET

B-59

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by _____

INDIVIDUAL _____

STAFF Planning Department

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Policy 1.22 present reads:

Require all new commercial uses in neighborhood or community commercial centers and Commercial Service Districts to provide loading facilities and, to the extent necessary, adequate off-street parking.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

Recommend that 1.22 be amended to read as follows:

Policy 1.22 - Identify the neighborhood, community and commercial service districts where a parking deficiency exists and develop zoning regulations to require the provision of off-street parking and loading in conjunction with new building construction as necessary.

Amended December 15, 1976 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

B-60

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Planning Commission by Noel Nellis

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Policy 1.41

~~Discourage~~ Oppose the acquisition or leasing of additional property by the University unless the property remains on the tax rolls.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

Adopt amended wording as above.

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

B-61

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION _____

by _____

INDIVIDUAL _____

STAFF Planning Department

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Policy 1.53 - (Presently reads) wherever possible, locate or relocate public and private institutional uses that serve primarily the entire city or region on major arterials so that they are accessible to public transportation and will not disrupt adjacent residential areas.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☒

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

1.53 - Whenever possible, locate or relocate public and private institutional uses that serve the entire city or have a regional service orientation on major arterials so that they are accessible to public transportation and will not disrupt adjacent residential areas.

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

B-63

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION Berk-Albany Industries Assoc. by W. S. McCullough

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

We also feel that Policy 1.33 relating to street improvements should carry with it the recommendation that Berkeley reinstate a regular capital improvement program funded from property taxes, which you said on Page 31 of the Summary that the city had dropped.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Implementation Section lists 10 current commitments which could be incorporated into a Capital Improvement Program. Proposition Y is, in effect, a capital improvement program for parks and open space. However, the Implementation Section also states (on Page I-3), "Government revenues from federal, state and local sources are not increasing as rapidly as the costs of operating the city. New social services are adding to the competition for funds among traditional services and capital improvements." It is not clear that use of the Capital Improvement Program approach instead of the suggested more general approach of the Master Plan is advantageous at this time. This decision is better left to the City Council.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C1

SOURCE

ELEMENT AFFECTED

Transportation

ORGANIZATION East Bay Bicycle Coalition by

Peter Jansen

INDIVIDUAL

STAFF

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Add to Policy 2.06 (in "General" section) as follows:

In order to reduce automobile traffic demand, encourage persons who work or go to school in Berkeley to live in Berkeley, use public transportation, the bicycle, or walk.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☒

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

Expansion is useful and consistent with Plan.

2.06 In order to reduce automobile traffic, encourage people who work or go to school in Berkeley to live in Berkeley, use public transportation, the bicycle or walk.

Amendment adopted December 8, 1976 Vote: 5-2

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C2

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Comm. on Aging

by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

POLICY 2.11

Where feasible, consider the conversion of streets or portions of streets for other public uses, such as useable open space. The development of malls in the neighborhood and community shopping districts together with services and favorable housing policy would provide the elderly (as well as all Berkeleyans) with traffic-free areas in which to live.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Malls are a possibility of policy as stated. Broader policy covers more possible needs. No change recommended.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C3

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION East Bay Bicycle Coalition by Peter Jansen

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Add Policy 2.13 (in "General" section)

Reduce dependence on the private automobile by developing incentives for the use of the bicycle, for both transportation and recreation, such as provision of adequate bicycle parking facilities and facilities for carrying bicycles on transit vehicles.

Add Policy 2.49 (in "Public Transportation" section)

Work with AC Transit for the provision of bike racks on hill route buses to serve the Berkeley hills cyclists on their home-bound trip.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

"Reduce dependence" is covered in 2.01 in general terms and encompasses bicycles. 2.62 presently reads: "Encourage the use of bicycles for both transportation and recreation." 2.63 reads in part, "... support additional opportunities to carry bikes on public transportation."

Recommendation - Additional policies would be redundant.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C4

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Commission on Aging

by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

POLICY 2.43

Coordinate special services and encourage adaption of AC Transit vehicles with adequate equipment to serve the disabled and others with special needs.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Statement limits rather than broadens policy. No change recommended.

MASTER PLAN POLICY ANALYSIS SHEET

C5

SOURCE _____ ELEMENT AFFECTED Transportation

ORGANIZATION Commission on Aging by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Support a fare program which: a) offers incentives for transit use as monthly pass discounts and merchant validation; b) which facilitates transit use by such means as numerous locations to purchase tickets and credit arrangements; and c) a five-cent fare for senior citizens at all hours.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐STAFF COMMENTS/RECOMMENDATION:

A-C Transit fares for senior citizens are currently 10¢ for local lines and 30¢ for trans-bay during non-peak hours (peak hours are 6-9 a.m. and 4-6 p.m.). Rather than specific fare, recommend adding amendment of policy to read:

2.45 Support a fare program that adds incentives to use transit including but not limited to the following features:

- a) Monthly pass discounts
- b) Merchant validation
- c) Numerous locations to purchase tickets
- d) credit purchases of tickets
- e) reduced fare for senior citizens at all hours
- f) reduced fare for general public during off peak hours

Amended December 8, 1976

Vote: 7-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C6

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION East Bay Bicycle Coalition by Peter Jansen

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Add a policy following "Parking" section:

Permit the reduction in parking requirements for new developments in exchange for providing enclosed, lockable bicycle storage

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Should not relate parking and bicycle storage in such a direct way; they are not substitutable. Policy 2.51 recognizes this theme adequately.

MASTER PLAN POLICY ANALYSIS SHEET

C7

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION East Bay Bicycle Coalition by Peter Jansen

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Change Policy 2.73 (in "Bicycles" section)

Promote the installation of covered, lockable bicycle storage for new or existing residential, commercial, industrial, civic, recreational and education facilities, parking lots, parking garages, and major transit stops, to serve the residents, shoppers and commuters. (Note: This would include places of employment, schools, movie theaters, supermarkets, restaurants, stores, doctors' offices, etc.)

Add Policy 2.77 (in "Bicycles" section)

Promote the provision of safe and adequate bicycle parking in the public right-of-way (street or sidewalk) in all commercial districts.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

First proposal greatly expands policies on covered storage.

Second proposal could be combined with first.

Recommendation: Amend policy 2.73 to read as above.

Amended December 8, 1976 Vote: 5-2

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C8

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION East Bay Bicycle Coalition by Peter Jansen

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Enclosed, lockable bicycle storage, shall be provided for all new facilities serving the public.

Enclosed, lockable bicycle storage shall be provided for all existing facilities within a period of three years.

Bicycle storage should be numerically and functionally adequate. Numerically adequate: there should be enough storage facilities provided to adequately serve the user. A survey may be necessary to determine the right number (see Appendix for examples.) Functionally adequate: the storage facility should be secure, i.e., a rack may be adequate inside a bank; however, an enclosed locker would be required for a movie theater parking lot. The location should be at least as convenient as the most convenient automobile parking space.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Too specific - concept is covered in 2.76. Information on standards can be submitted to Planning staff for review when detailed Zoning Text Amendments are prepared.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C9

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Live Oak Nghbd.

by Warner Schmalz

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Transportation Element - Regarding the policy of allowing reduction of parking requirements for specific conditions in residential zones (Policy 2.51), he stated there was no criteria listed as to what these specific conditions would be.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Criteria are being considered for reduction of parking, such as:

- 1) Use of the ground floor for commercial purposes where appropriate.
- 2) Walking distance to stores serving everyday household needs.
- 3) Occupancy by elderly students or lower income adults.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C11

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Le Conte Nghbd. Assoc.

by Robert Feinbaum

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Bob Feinbaum, speaking for the Le Conte neighborhood, felt the Commission's interest in public transit was well taken, but that there was no strong position taken on the subject anywhere in the Plan, e.g., there was no firm recommendation regarding the grid policy and frequency of service policy proposed in the Transit Study. He felt the Plan's position toward a Truck Ordinance was nebulous and cited San Francisco's policy that, "Trucks above a certain limit shall not be permitted on certain neighborhood streets," as an example of specificity.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

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WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

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CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Specific policies on the nature of transit improvements were left out of the Plan pending the adoption of a financing and operational plan, being developed separately. Policies 2.32, 2.91 and 2.93 adequately cover truck control issues.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C12

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION _____

by _____

INDIVIDUAL Kwam-Lam Wong

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Mr. Wong suggested to the Commission that the Plan should advocate convenience stores located within five minutes walking distance of every neighborhood in the city.

He felt there were many areas in the city not serviced by bus routes, and that these areas should contain some kind of service, such as dial-a-ride, to transport people to existing bus lines.

In response to an inquiry, he stated that the higher price of items in neighborhood stores would be offset by the savings in gas, car maintenance, and public transportation costs, and that traffic through local neighborhoods would be decreased.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Convenient commercial facilities are encouraged where they are supported by neighborhood residents. Trips to small convenience stores, however, are not a significant portion of traffic in Berkeley.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C13

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION

by

INDIVIDUAL Andrew Sun

STAFF

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Transportation Element - Policy 2.02 - "Permit significant expansion of commercial, office and institutional activities which generate traffic only in areas served by transit." He suggested the phrase, "without generating further parking facilities," be added.

☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐ AFFECTS ZONING RECOMMENDATIONS

☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

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☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policies 2.51, 2.52, 2.53, 2.54 and 2.56 all address the issue of parking generation. This policy is broader - relating to the general relationship of land use and transportation. Should not be limited to more specific parking policies.

MASTER PLAN POLICY ANALYSIS SHEET

C14

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION _____

by F. Collignon

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

The Plan cites the problem of increasing "traffic through, in and out of Berkeley." About half of Berkeley's commute traffic leaves the City for outside employment destinations, and about half comes into Berkeley for jobs.

- a) What economic development policies address this problem to bring Berkeley's employment opportunities into line with employment needs of the City's residents?
- b) What transit policies support public transit access to and egress from Berkeley that will effectively compete with the use of the automobile?

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

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WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

- a) The policies do not directly address this issue. The solution is complex and will be dealt with in future economic planning.
- b) Policies 2.40 through 2.49 deal directly with needed transit improvements. Other policies that give priority to transit vehicles on certain streets, restrict parking and encourage intensive land use near transit indirectly support improved transit.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C15

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION _____

by _____

INDIVIDUAL Margaret Durry

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Keith Avenue, between Shasta and Euclid. Ms. Durry inquired if this portion of Keith was designated a collector street and if so, why. She stated that three new houses were currently being constructed, both sides of the street were presently used for parking, contained two blind corners, decreased to one lane near the Shasta intersection, and that nearby neighbors had a total of six cars. Ms. Durry requested the Commission to consider these facts and the fact that Cragmont Avenue, above, had more free access than Keith.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☒ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

This route has been on the circulation map since 1955. Keith provides the most direct access to Shasta Avenue in this area north of the campus. Designation is not expected to change current traffic patterns in the area. Specific problems can be directed to the Transportation Department.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C16

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Live Oak Nghbd.

by Supran/Wong

INDIVIDUAL _____

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Number of auto trips through or to area by those not living in neighborhood is very high. Result: constant congestion, hoise, exhaust pollution. Safety problem is high-frequent accidents from speeding cars. Traffic problem is basically a land use problem--neighborhood commercial attracts disproportionately high number of shoppers (autos) to maintain reasonable standards of environmental quality. Neighborhood is "highway to the hills". No services in the hills, no employment, no other convenient means of access. Therefore, Live Oak Neighborhood is constantly inundated with traffic. Basic Solution: de-emphasize and decentralize neighborhood located commercial and recreational attractions to less well-served areas.

a. Disagree with policy 2.51 - There should be no circumstances under which parking requirements should be waived. Residents will regardless purchase autos and park on streets.

b. Disagree with redesignation of Rose Street from Oxford to Grove as a through collector. Rose is residential street--maintain as such. Top priority should be given reducing traffic (i.e. transit plans which are very good)--do not reclassify streets facilitate traffic flows.

c. Neighborhood supports all ideas for improving public transit throughout city--but realistically improved public transportation must be combined with penalties on use or ownership of autos to discourage increasing traffic problems.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

- a. Against waiving any residential parking requirements. Policy 2.51 is aimed not at such areas as Thousand Oaks but rather at the downtown and perhaps some San Pablo Avenue locations that are well served by transit and which can provide housing for persons who do not have cars. Its aim is to encourage residents without cars who would use transit to such locations as North Shattuck or Solano Avenue.

(see next page)

STAFF COMMENTS/RECOMMENDATION:

Cont'd C-16
Transportation

- b. Designation of Rose Street from Oxford to Grove as a collector. This designation was used in the 1968 Circulation Element. Through these blocks it serves primarily commercial land uses including two supermarkets. Changing its designation would be unlikely to change its use in this location. The reconstruction of North Shattuck Avenue in the 1960's is premised on use of Rose Street for access to these supermarket parking lots.
- c. Penalties for use or ownership of autos. The plan encourages exploration of such tools. The Transportation Department is looking into the possibility of a grant to study congestion pricing. Legal and practical problems must be dealt with in implementing new controls or auto ownership and usage

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C17

SOURCE

ELEMENT AFFECTED TransportationORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

- ☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism
- The lack of a transit circulation map in the current draft plan indicates that a desired plan has not yet been determined. The policy statements can provide general guidance for transit planning and should be strengthened. As a party interested in coordinating transit planning with the City, the Berkeley campus recommends that policy statement 2.47 be amended to read as follows:

Support the provision of frequent and direct transit service from within one-quarter mile of all city homes to major destinations such as the Central Business District, the University of California and major transit transfer points.

Support direct and frequent transit service to regional travel generators along major travel corridors in the region.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO

STAFF COMMENTS/RECOMMENDATION:

The amendment is more specific and limited than the original policy but adds concept of regional activity centers and transfer points - Recommend the 2.47 be amended to add: "regional activity centers and major transit transfer points."

Amended December 8, 1976

Vote: 7-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C18

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Policies on commercial loading and deliveries should be developed to restrict such activity where and when it interferes with peak transit and traffic movement.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Policy 2.92 covers this - "Prevent delivery vehicles from impeding transit and/or other transportation services."

MASTER PLAN POLICY ANALYSIS SHEET

C19

SOURCE

ELEMENT AFFECTED TransportationORGANIZATION Univ. of California

by

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☐

Criticism

The University supports the policy of priority to transit on major streets.
The University is working with city staff on planning for circulation in the
campus area to emphasize transit access and efficiency.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE
CONSCIOUSLY CHOSEN☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE
ORIGINAL INTENT☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Appreciate University support and cooperation.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C20

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Although taxis are mentioned in the policy on coordinating public transportation, no explicit policy on the function of cabs in the overall system is presented. The role of cabs should be defined and recommendations to lessen restrictions on their numbers and fares should be combined with policies on governmental regulation to assure a high level of service.

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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

This was not studied and should be a part of the system. Recommendation of the following policy:

2.95 Develop policies on the role of taxicabs in the city's overall transportation system and governmental actions that are appropriate to implement these policies.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C21

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION University of California by _____

INDIVIDUAL _____

STAFF _____

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

GENERAL COMMENTS ON TRANSPORTATION ISSUES AND POLICIES

The policy on developing pathways to improve pedestrian movement and access to transit is contradicted by the open space policy which gives a low priority to path development.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

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WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The low priority given pathways in the Open Space Element is a recognition that resources are very limited and, in the short term, should be invested to meet more pressing social needs or to take advantage of short range opportunities. The desirability of pathways is still important and the policy statement is useful to encourage private or institutional provision of pathways and to keep the city on the lookout for opportunities which do not involve major commitments of resources.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C22

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

POLICY 2.58 - Peripheral Parking

The Berkeley campus is currently in the process of evaluating the feasibility of peripheral parking and has received preliminary approval for some state transportation funds for an experiment.

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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Berkeley is very interested in this concept and commends the aggressive action on the part of the University to experiment with this concept.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C23

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Policy 2.57 - Reduce Surface Parking

The amount of surface parking on the campus has been reduced over the years. In a recent survey individuals parking in University parking facilities indicated that they would be most apt to park on the city streets if University parking were not available. This would indicate that the city would be advised to establish some form of resident-preferred parking if University parking is reduced.

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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The information provided by the University is most helpful and alerts the City that priority action should be given to parking restrictions so that if the University reduces its surface parking, as requested, the result will not be further impaction of adjacent residential neighborhoods.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C24

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 2.53 - Policy for Parking Allocation

Berkeley campus parking policies already favor employees with these qualifications.
More specific criteria are being developed.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Appreciate University agreement and work in this area.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

C25

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION Univ. of California

by

INDIVIDUAL

STAFF

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 2.40 - Coordination of Transit Services

The Berkeley Campus is happy to coordinate with the city and with all providers of public transportation and is currently working with the City and with transit companies on service improvements.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Appreciate University cooperation and action in the coordination of transit.

MASTER PLAN POLICY ANALYSIS SHEET

C-26

SOURCE

ELEMENT AFFECTED Transportation

ORGANIZATION

by

INDIVIDUAL

STAFF

Planning Dept.

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Policy 2.82 - Maintain and improve sidewalks in commercial areas with participation from users and adjacent residents or businesses so they are safe, clean, attractive, and free from all possible air and noise pollution.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

Recommendation: Amend as follows

Policy 2.82 - Maintain and improve sidewalks in commercial areas with participation from users and adjacent residents or businesses so they are safe, clean, attractive and as free as possible from air and noise pollution.

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D1

SOURCE

ELEMENT AFFECTED Open Space

ORGANIZATION Live Oak Neighborhood

by Supran/Wong

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

- a. Diversify activities at Live Oak Park to other neighborhoods less served, i.e. crafts fair and evening classes.
- b. Higher priority should be given to developing new parks, not improving the existing.
- c. Consider using some of open space behind university for housing.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

- a. Their recommendation is to diversify activities at Live Oak to other neighborhoods less well served. Berkeley, unfortunately, has few parks with the excellent facilities of Live Oak. This does result in a high use of the park by persons outside the area. The City is concerned about more equitable distribution of both park land and facilities. Its newly opened Kenney Recreation Center in West Berkeley, its purchase of the Neighborhood Center on Alcatraz and its proposed senior centers are all efforts to expand the facilities available to serve residents throughout the city. Limited resources for park acquisition and development and staffing of programs will, however, produce continued high use of Live Oak Park.
- b. Their recommendation is that priority be given to new parks, not improving the existing. The problem is that when a new park is developed, it must be maintained and the resources for maintenance have been scarce. The Planning Commission believes these limited resources can best be used by making the effective use of existing parks. The alternative of many poorly maintained parks offering few programs was rejected by the Planning Commission.
- c. Recommendation to use open space behind the University for housing. Much of this property is (1) currently being used for park and recreation purposes by the University, (2) in areas subject to earthquakes, or (3) in areas where terrain make building and access very difficult. For these reasons the Commission has not considered them good housing sites and has not encouraged the University to pursue this possibility.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D2

SOURCE _____

ELEMENT AFFECTED Open Space

ORGANIZATION Save San Francisco Bay Assn. by W. Siri

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Under "Goal": Develop an unbroken stretch of open space along Berkeley's shoreline from Albany to Emeryville. Acquire as much additional waterfront area as is feasible for public purposes. Insure adequate control over development of the private lands to assure that the regional and state-wide public interest in these lands will be preserved and enhance existing recreation and commercial recreation development.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Because of current litigation, policies affecting private lands need to be kept general.

See analysis sheet D-10 where different amendment is proposed.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D3

SOURCE

ELEMENT AFFECTED Open Space

ORGANIZATION Progressive Berkeley Neigh- by
borhood Associations -ASUC - Campus Communities Coalition

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☒ Criticism

The proposed Master Plan cites a goal of 2 acres per 1000 people for judging the adequacy of the City's provision of park space. The Plan doesn't justify this goal or explain how it should be achieved. Moreover, 99 of the City's current 176 open space acres are located in Aquatic Park. Total acreage is misleading, therefore, unless use is also specified. Why does the plan reject the National Recreation Associations recommendation of 3 acres per 1000 population? Why are more flexible formulas based on acreage and use (akin to that used by the Parks and Recreation Department) not recommended? Why does the Plan reject an alternative approach of specifying as a goal access to parks for each area of the City, or each resident? This latter approach speaks to the community's need for parks, but permits substitution of transit or other access to parks when local acreage can't be provided. Why does the

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

plan reject giving priority to neighborhood parks

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

In a built-up city such as Berkeley arbitrary goals for parks have little meaning. Berkeley has long recognized that it was deficient in park space, especially west of Grove Street. Priority is given to improving existing parks and acquiring existing vacant parcels because these actions produce the most benefit and insure the maintenance of existing open spaces. Because few neighborhood locations are available for new parks, this is treated as a secondary priority. At present it is difficult to implement. The Planning Commission has endorsed the concept, particularly in poorly served areas, and would support its implementation if resources become available. In summary, the policies are aimed at giving priority to poorly served areas, maximizing the benefit of current facilities, obtaining vacant land before it is developed and promoting conservation and amenity throughout Berkeley.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D4

SOURCE Bob Feibaum, ELEMENT AFFECTED Open Space
LeConte Neighborhood Assoc.

ORGANIZATION _____ by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Open Space Element - Policy 3.17. He agreed with a previous speaker that 2 acres per thousand persons for recreation area seem inadequate and that this policy should be referred back to the Recreation Commission. He disagreed with the reference to "medium priority for neighborhood parks". He inquired why high priority was designated for other types of parks and medium priority for neighborhood parks.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

Comments regarding the two acre/thousand ratio are made in Analysis Sheet No D3.

The priorities (policies 3.10, 3.11, 3.12 and 3.13) are intended to apply after Proposition Y program is complete. The Proposition Y program requires 75% devoted to acquisition, and acquisition is planned for lands that do in fact serve neighborhoods.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D5

SOURCE

ELEMENT AFFECTED Open Space

ORGANIZATION

by

INDIVIDUAL

Julie Chapman

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Julie Chapman. Regarding the Open Space Element, Ms. Chapman stated she had recently read the Parks Deficiency Study from the Parks and Recreation Department and a report from the Measure "Y" Committee, and felt the work of these two bodies as well as that of the Recreation Commission was not reflected in the present Plan. She felt the Parks Department has based their definition of parks on acreage and programs and Planning Department staff had based their definition on acreage only. Ms. Chapman noted that the state used a criteria of 10 acres per thousand for determining park space, that the Plan stated 2 acres per thousand and she felt this was rather low. She suggested that the Element be sent to the Parks and Recreation Commission for their study.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

See Analysis Sheet D3.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D6

SOURCE

ELEMENT AFFECTED Open Space

ORGANIZATION Waterfront Advisory Board by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Edward Bennett, Chairman of the Waterfront Advisory Board. Mr. Bennett stated he had examined the Waterfront Section in the summary of the proposed Plan that evening and had compared it with the MPRC tabloid of January 1976. He felt the goals should be stated for clarification of the policies; noted that the public had been left out; felt an explanation of what uses could be made of revenues generated from the Waterfront should be indicated; and that the Plan should state that the municipal fishing pier should remain free. He went on to say that the Waterfront Advisory Board had originally endorsed the MPRC version of the Waterfront Section with the request that the following changes be made:

That the Waterfront be defined as all property, public and private, bordered by Albany on the north and Emeryville on the south, located west of the freeway, and also to include those lands commonly described as Aquatic Park.

That the wildlife values of the waterfront should be preserved and enhanced.

That all publicly owned land north of Spinnaker Way should be used as open space to the greatest extent possible.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

See current Waterfront Board recommendation in Analysis sheet D-14.

See analysis sheet D-10.

MASTER PLAN POLICY ANALYSIS SHEET

D7

SOURCE

ELEMENT AFFECTED Open SpaceORGANIZATION Save S.F. Bay Association by W. Siri

INDIVIDUAL _____

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Under "No intrusion:" The public-owned land north of Spinnaker Way should be devoted to public open space recreation, should enhance the natural and wildlife values of the shoreline and should not be developed with structures or organized sports activities.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☒

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Current policy adequately expresses concern. No change recommended.

See analysis sheet D-14.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D8

SOURCE

ELEMENT AFFECTED Land Use

ORGANIZATION ASUC

by

INDIVIDUAL Jeff Bornstein

STAFF

☐

Question

☐

Policy amendment

☒

New policy

☐

Criticism

School for Deaf and Blind - Mr. Bornstein stated that blind and deaf persons had always been an asset to the community and that this facility should be preserved for this use.

☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐ AFFECTS ZONING RECOMMENDATIONS

☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The requirements of the state preclude permanent retention of the facility in Berkeley.

MASTER PLAN POLICY ANALYSIS SHEET

D9

SOURCE

ELEMENT AFFECTED Open Space

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐

Question

☐

Policy amendment

☒

New policy

☐

Criticism

Open Space Element - Referring to the Bowling Greens, Mr. Sun felt the document should contain a policy stating that all parks, open space, etc., operated with public money should be available to all people.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☐STAFF COMMENTS/RECOMMENDATION:

The City cannot break legal contracts. Policies would not support such agreements with private groups in the future.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D-10

SOURCE

ELEMENT AFFECTED OSCAR

ORGANIZATION _____

by _____

INDIVIDUAL _____

STAFF Planning Department (refer to analysis sheet D-2)

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

1. The Waterfront subsection of the OSCAR Element is inconsistent in format with the remainder of the Plan; it is the only place, other than the introduction, that contains a goal statement.
2. The goal statement contains two references to the private land:
 - a. Acquire as much additional waterfront area as is feasible for public purposes.
 - b. Insure adequate control of development of the private land to assure that the public interest in these lands is preserved.

These references to the private land are inadvisable in view of present litigation.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☒ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☒ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

Recommendation: (1) that the goal statement on page D-43 be eliminated and replaced with a definition of the waterfront: "the waterfront is defined as all property, public and private, bordered by Albany on the north and Emeryville on the south, located west of the I 80 Freeway, and also including those lands east of the freeway commonly described as Aquatic Park." The definition to be inserted at the beginning of the waterfront portion.

(2) That the statements "Develop an unbroken stretch of Open Space along Berkeley's shoreline from Albany to Emeryville" and "Enhance existing recreation and commercial recreation development" be incorporated in the OSCAR Element as policies 3.45 and 3.46.

Amended December 8, 1976 Vote: 7-0

MASTER PLAN POLICY ANALYSIS SHEET

D-11

SOURCE

ELEMENT AFFECTED OSCAR

ORGANIZATION

by

INDIVIDUAL

STAFF

Planning Dept.

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Policy 3.01 (presently reads) - Encourage preservation of nearby natural resource areas, such as Claremont Canyon, by planting native plant materials and sound natural conservation techniques.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☒

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☒

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

The city does not directly participate in maintenance practices of areas outside the city limits; the more important threat is development of the area in question. The policy is too general to be useful. Recommend amendment to read as follows:

Policy 3.01 - It is the policy of the city to preserve Claremont Canyon as an open space/natural resource area; to oppose any development proposals for this area; and to foster its acquisition by the East Bay Regional Parks District.

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

D-12

SOURCE _____

ELEMENT AFFECTED OSCAR

ORGANIZATION _____ by _____

INDIVIDUAL _____

STAFF Planning Dept.

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Policy 3.30 - (presently reads) The University should preserve its hill lands in open space for use as an ecological study and environmental preservation area.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☒ NO ☐

STAFF COMMENTS/RECOMMENDATION:

Reference is made to a land use policy (1.43) which calls for city participation and refers to the area as a recreation resource. The University has essentially adopted Policy 3.30 as it presently reads, and this should be acknowledge.

Recommendation: That 3.30 be amended to read as follows:

Policy 3.30 - Endorse the University's policy of preserving a portion of its hill lands as an ecological study area; encourage retention of existing open space in those areas not designated for ecological study; work with the Universtiy to enhance the public recreational potential of its hill lands.

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

D-13

SOURCE _____

ELEMENT AFFECTED OSCAR

ORGANIZATION _____

by _____

INDIVIDUAL _____

STAFF Planning Dept.

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Policy 3.27 - Fund a program to enable advance acquisition of land for open space and other public facilities and programs as such parcels come on the market.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☒ NO ☐

STAFF COMMENTS/RECOMMENDATION:

Advance acquisition of land should not apply to programs but sites for public facilities, including open space. Advance acquisition implies that land would be purchased before it is needed, i.e., purchased on the basis of a plan. What is intended is an opportunity fund to take advantage of opportunity to meet existing park/open space needs when property is offered for sale.

Recommend that 3.27 be amended as follows:

3.27 Fund a program to enable continual acquisition of land for open space and public facilities as such parcels come on the market.

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

D-14

SOURCE

ELEMENT AFFECTED OSCAR

ORGANIZATION Waterfront Advisory Board

by

INDIVIDUAL

STAFF

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

At its meeting of November 23, 1976, it was moved, seconded and passed that the following recommendations of the Waterfront Advisory Board relative to the Revised Master Plan be forwarded to the Planning Commission:

1. That the following definition of the waterfront be inserted immediately preceding the section of the Plan dealing with the waterfront:

The Waterfront is defined as all property, public and private, bordered by Albany on the north and Emeryville on the south, located west of the freeway, and also to include those lands commonly described as Aquatic Park.

2. In the GOALS segment of the waterfront section, the concept of regional as well as local public interest is omitted in the Planning Commission version of October 1976. The Board recommends adoption of the tabloid version published in the spring of 1976.
3. In the CRITERIA segment, the statement, "To enhance natural and wildlife values" should be added to the text.
4. The DIVERSE RECREATION segment which appeared in the tabloid version in the spring should be added to the Planning Commission version of October 1976.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

NO

☒

STAFF COMMENTS/RECOMMENDATION:

1. Has been incorporated in waterfront background statement.
2. The regional role of the waterfront is mentioned in the Waterfront background statement.
3. "To enhance natural and wildlife values" is vague wording that would not add a significant policy dimension to waterfront development not already covered in the policies.
4. The thrust of the Planning Commission wording is to serve the diverse population; this is a broader statement that encompasses the concept of diversity in types of recreation.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E1

SOURCE

ELEMENT AFFECTED

Housing

ORGANIZATION Commission on Aging

by Howard Campbell

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

POLICY 4.12

Coordinate a program of code enforcement with adequate assistance programs to insure that housing meets health and safety standards without producing hardships for residents, especially with respect to senior housing, i.e., buzzer to front desk and grip bars in bath.

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The intent of 4.12 is to see that the aspects of the code that relate directly to health and safety are enforced and that the expense involved will not increase rents or cause an added financial burden for owners who cannot afford it. The policy applies generally to housing. The concern expressed here would seem to be adequately covered in 4.01.

Policy 4.01 presently reads:

Establish and continuously review standards of adequacy for all housing, wherever located and for whomever available, including safety, sanitation, space and other amenities.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E2

SOURCE

ELEMENT AFFECTED Housing

ORGANIZATION Campus Community Coalition by David Poindexter

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

David Poindexter, member of the Campus Community Coalition and Willard neighborhood. Mr. Poindexter stated he agreed with Mr. Collignon's suggestion of having Master Plan workshops, and further felt that students had not been fully involved in formulation of the Plan.

Policy 4.13 - Regarding demolition of housing, it was felt this policy detracted from the main issue involved - that when units inhabited by students were demolished and replaced with high-density structures, students could no longer afford to live in them.

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The area designated for apartment construction under the new plan is significantly less than the present area, which in turn is significantly less than it was a few years ago. There is also a difference in the distribution with the policies reflecting a general - as opposed to exclusively student-housing shortage. The Commission did not intend to halt all apartment construction and they did not intend to halt apartment construction to save student housing needs.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E3

SOURCE _____ ELEMENT AFFECTED Housing
 ORGANIZATION _____ by _____
 INDIVIDUAL Richard Elgin
 STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

He felt the Housing Element should be the most important aspect of the Master Plan and that Berkeley's housing realities were totally ignored in it: that there was presently an extreme emergency in rental housing in Berkeley; that Berkeleyans pay 25% more rent compared to other communities in the area; no mention of rent control as a way of alleviating the city's serious housing crisis was made; the vacancy rate figure stated in the document compiled by the Census Bureau did not include students; the Plan did not address the NPO issue of relocation of persons due to demolition or low-income housing being a requirement for new construction. He felt a specific policy should be adopted making the construction of low-income housing a priority.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☒ AFFECTS ZONING RECOMMENDATIONS
- ☒ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☒ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

Rent control is discussed in the complete Housing Element as a possible way of adjusting the housing available to meet the needs of one segment of the population.

The Commission has not set the requirement for low income housing in new construction. General dissatisfaction with the present requirement of 25% was voiced by the Commission during discussion of this subject. The Commission is giving priority to finding alternative methods for stimulating the provision of low income housing.

See zoning recommendation report.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E4

SOURCE _____ ELEMENT AFFECTED Housing
 ORGANIZATION _____ by _____
 INDIVIDUAL Frank Clark
 STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Frank Clark, 1513 Holly. Referring to Policies 4.21, 22, 23, 34 and 46 on Page 22 of the Summary, Mr. Clark felt there should be some kind of subsidy for the young and the very old "to compete with the free enterprise system that seems to provide better facilities at ever-increasing prices."

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

Policy 4.04 calls for an increase in low income households receiving housing subsidies. The city must rely on state and federal assistance for these subsidies because of its own limited resources.

MASTER PLAN POLICY ANALYSIS SHEET

E5

SOURCE

ELEMENT AFFECTED HousingORGANIZATION University of California by _____

INDIVIDUAL _____

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☒

Criticism

INCONSISTENCIES IN WHAT IS ASKED OF UNIVERSITY

In the above list are the following:

1. Develop housing in accord with City policies.
2. Not take land off tax rolls.
3. Have development be compatible with existing development and neighborhood asset.
4. Provide community facilities in conjunction with housing.
5. Provide housing that students can afford.
6. Provide or sponsor housing for about 2800 more students.
7. Conserve open space on the campus.
8. Preserve hill lands as open space.

In addition to the above, the five major sites currently owned by the University close to the campus and not intensively developed are proposed for rezoning to more restrictive residential districts.

If the University had financial resources available now to begin new housing construction, these inconsistencies would make any University activity which could meet all criteria very unlikely.

☒AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.☐AFFECTS ZONING RECOMMENDATIONS☒HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN☐WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY☐IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT☐WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION☐CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

These are difficult criteria to meet. They do, however, reflect the concerns of both the student community and other Berkeley residents. These criteria are flexible and trade-offs and compromises are possible on a case-by-case basis. The purpose of setting up the criteria is to explicitly identify the concerns of the community so they can be considered in planning for student housing.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E6

SOURCE

ELEMENT AFFECTED Housing

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 4.46 - Reconversion of Buildings

If other space is available and its financially and physically feasible to convert buildings, the campus will seriously consider doing so.

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Appreciate U.C. cooperation.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E7

SOURCE

ELEMENT AFFECTED Housing

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 4.45 - Compensation to City

The Berkeley campus has no objection to compenasing the City if the State would provide funds to do so.

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Appreciate U.C. agreement.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E8

SOURCE

ELEMENT AFFECTED Housing

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 4.44 - Community Participation in Housing Planning

It is anticipated that cooperation will continue when the campus is in the position to make specific plans.

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Appreciate U.C. cooperation.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

E9

SOURCE

ELEMENT AFFECTED Housing

ORGANIZATION Univ. of California

by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Policy 4.42-4.43 - New Housing for the Berkeley Campus

The Berkeley campus would like to build more housing for students but it is financially difficult to do so. University financing arrangements for housing not only link all campuses together, but also link existing and new housing financing. New housing will not only reflect current high costs but will affect the cost of existing housing as well.

The campus either provides or actively sponsors housing that accommodates 26% of the student population. The University has expanded the community services component of the Housing Office in recent years.

- ☒ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
- ☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN
- ☐ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY
- ☐ IS A CHANCE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT
- ☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION
- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

As housing has become more expensive and scarce, the assistance of the University is increasingly important to accommodating University-related needs without exacerbating the problems of other residents. The city recognizes that the University has limitations on its actions but would urge them to take aggressive action to provide increased housing assistance of all kinds as needed for its students, faculty and staff.

SOURCE

ELEMENT AFFECTED Noise

ORGANIZATION _____

by _____

INDIVIDUAL _____

STAFF Housing and Development☐

Question

☐

Policy amendment

☐

New policy

☒

Text

Criticism

Page G-9 - III - The Existing Noise Environment Sources of Berkeley Noise Transportation Modes

This section should include some reference to railroads and their noise effect in the West Berkeley area.

Industry

This section should mention the associated noises of increased transportation (vehicles) in such areas, even though the industry itself may not be a noise source.

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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

1. Add a sentence following the first sentence under Transportation Modes:
 "The Southern Pacific Railroad along Third Street is a major source of noise in West Berkeley"

2. Revise the first sentence under Industry:

"Industrial noise, and the noise created by transportation associated with industry, can affect ..."

Amended 12/15/76 Vote 5-0

MASTER PLAN POLICY ANALYSIS SHEET

G-2

SOURCE

ELEMENT AFFECTED Noise

ORGANIZATION

by

INDIVIDUAL

STAFF

Health Department

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

The background information in Chapter I and II is very clear and informative. These two chapters are especially helpful to the layman.

However, the sections at present noise impacted areas and projected noise impacted zones to 1980 are confusing because of a lack of adequate introductory comments leading to these topics.

Assuming the Noise Element is intended for public consumption, the layman may have difficulties in understanding the intent of these two sections. I suggest expanding the sections to include more information on:

- (1) What is an impacted area?
- (2) Specific problems with the present noise impacted areas
- (3) The basis for the projected noise impacted zones, and ,
- (4) An articulated conclusion to the methodology presented for the projected zones.

It is assumed that the terms "area" and "zone" are synonymous. However, it might be more understandable if consistent terms are used.

☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐ AFFECTS ZONING RECOMMENDATIONS

☐ HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☒ WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☒ IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐ WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

Recommendation: Eliminate the portion of the text on Page G-12 starting with the heading Arterials and all of the text on page G-13; eliminate Figures 7, 8 and 9.

This discussion of methodology adds nothing to the meaning of the elements; the map in Figure 7 does not show all sensitive areas; a description of sensitive areas is incorporated elsewhere in the element.

Amended 12/15/76

Vote: 5-0

MASTER PLAN POLICY ANALYSIS SHEET

G-5

SOURCE _____

ELEMENT AFFECTED Noise

ORGANIZATION _____

by _____

INDIVIDUAL _____

STAFF Housing & Development Dept.

☐ Question

☐ Policy amendment

☐ New policy

☒ Text
Criticism

Page 10. Noise-Sensitive Areas

This section should also include residential areas.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

The paragraph presently reads:

Noise-Sensitive Areas - Generally **speaking**, noise-sensitive areas are those areas containing schools, hospitals, rest homes, and long-term medical or mental care facilities. These areas are by there very nature "quiet" places for the healing of illnesses and the formal education of students.

Recommendation: Amend the paragraph to read:

Noise-sensitive areas are residential areas, parks, schools, hospitals, rest homes, and mental care facilities. Most of Berkeley is noise-sensitive.

Amended 12/15/76 Vote 5-0.

MASTER PLAN POLICY ANALYSIS SHEET

G-6

SOURCE

ELEMENT AFFECTED

Noise

ORGANIZATION LeConte Neighborhood

by Robert Feinbaum

INDIVIDUAL

STAFF

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Noise Element - He stated that the Noise Element was not a noise element, but rather a compilation of data that does not address the issue of noise. He suggested that the Master Plan should relate the implementation of noise regulations to established baseline measurements as was done in Palo Alto and other cities.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The plan specifically sets forth standards. Baseline data was established in 1975 and is included in the plan. The element has more than just data; it contains definitions, effects of noise on business and on the economy and is generally educational in describing the complexity of the problem and exploring alternative methods of control.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H 1

SOURCE _____ ELEMENT AFFECTED Citizen Participation
ORGANIZATION _____ by F. Collignon
INDIVIDUAL _____
STAFF _____

☒ Question ☐ Policy amendment ☐ New policy ☐ Criticism

The citizen participation element of the draft Master Plan concedes that neighborhood associations have become important in Berkeley and serve as our major vehicle for citizen participation in the City. It also says that citizen participation should not focus entirely upon neighborhood associations. What role does the plan propose that neighborhood associations play in Berkeley? What policies in the plan encourage citizen participation on the neighborhood level? What points were made in the public hearing that led to the rejection of the MPRC-written "Neighborhood Participation Element"?

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

Role of Neighborhood Organizations. The intent of the Commission in its Citizen Participation Element is to recognize the importance of the Neighborhood Organization as a vehicle by which neighborhood residents can communicate with the city on matters affecting them. But it also recognizes that neighborhood organizations have limitations. They are diverse in character - some large, some small, some very stable and others quite transitory, some encourage diversity of opinions, other suppress it. The Commission did not believe there are adequate standards by which to judge neighborhood organizations and, therefore, they should be viewed as an important element of Citizen Participation but not the only element. They concluded that the Master Plan Revision Committee's Neighborhood Participation Element focused on this (albeit important) vehicle for citizen participation to the exclusion of other vehicles - individuals, city-wide groups, etc.

Encouraging Citizen Participation - The underlying purpose of the Citizen Participation Element is to encourage wide citizen involvement in planning and all policies are directed toward that end.

Rejection of MPRC Citizen Participation Element - The MPRC recommendations were not rejected but incorporated into numerous cases or modified to keep it consistent with the premise that the existing Boards and Commissions would retain their decision-making role particularly relating to land use issues.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H 2

SOURCE _____ ELEMENT AFFECTED Citizen Participation

ORGANIZATION Center for Independent Living by Hale Zukas

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Julie Chapman read a statement from Mr. Zukas which indicated he felt the publicity for the hearings had not been adequate.

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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

A city-wide individualized notification was not within budget limitations. Newspaper ads, newspaper questions and answer columns, the mailing list of organizations were utilized. Neighborhood organizations received both the notice and copies of the Plan and zoning report. The Council of neighborhoods' meetings were attended by staff to elicit comment and explain where the commission was in its work. Although the notification was not of the saturation variety, the response reflected a lack of broad interest and a basic perception that the Master Plan is going in the agreed upon direction.

MASTER PLAN POLICY ANALYSIS SHEET

H3

SOURCE _____ ELEMENT AFFECTED Citizen Participation
ORGANIZATION _____ by _____
INDIVIDUAL Andrew Sun
STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☐ Criticism

He commented that the major issue in a Neighborhood Participation Element was to begin the process of self-education which helps to build a strong community, and this should be reflected in the present element.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
☐ AFFECTS ZONING RECOMMENDATIONS
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☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

This is the intent of the Citizen Participation Element.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H4

SOURCE

ELEMENT AFFECTED Citizen Participation

ORGANIZATION

LeConte Neighborhood Assn. by Robert Feinbaum

INDIVIDUAL

STAFF

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

He felt the Citizen Participation Element was weak and reflected a serious downgrading of the efforts of the MPRC Plan, and that it did not strongly define the role of neighborhood groups and associations. In the reference to setting up committees for preparing neighborhood plans, it was not mentioned that neighborhood organizations should be included. He felt this reference should be rewritten to reflect this fact.

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AMENDMENT RECOMMENDED:

YES

☒

NO

☐

STAFF COMMENTS/RECOMMENDATION:

The Planning Commission gave special attention to the Citizen Participation Element and developed a specific process for neighborhood groups in recognition of their importance in the community.

The Committee formation criteria are designed to allow both neighborhood organization representatives and other community residents.

Recommendation: Amend the criteria by adding the following language "...include representation from neighborhood organizations or associations if such exist in the area" for clarification.

Amended December 8, 1976

Vote: 6-0-1

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H5

SOURCE

ELEMENT AFFECTED Citizen Participation

ORGANIZATION Ocean View Committee

by Scott Williams

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Regarding the graph on Page H-21 of this element, he felt the citizen role should appear at the top of the chart.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

A purpose of the chart is to clarify authority of the City Council and Planning Commission.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H6

SOURCE

ELEMENT AFFECTED Citizen Participation

ORGANIZATION Live Oak Neighborhood

by Warren Schmalz

INDIVIDUAL _____

STAFF _____



Question



Policy amendment



New policy



Criticism

Mr. Schmalz felt the MPRC version of this element was superior to the present one. He stated he supported the idea of the city producing funds to create some kind of liaison between the city and neighborhoods to formulate neighborhood plans; he felt uneasy about the Planning Commission appointing neighborhood committees rather than the neighborhoods appointing themselves to represent the neighborhood before the Planning Commission; he suggested there should be a yearly report from the city to the neighborhoods as to how the plan had been implemented and what steps had been taken to solve some of the problems pointed out.



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

See H1 on role of Neighborhood Organizations Groups and their members would play important roles in neighborhood plan development.

The Implementation Section of the Plan sets forth a yearly review process. This would include review of progress on neighborhood plans. Neighborhood organizations would be urged to participate in this review process.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H7

SOURCE

ELEMENT AFFECTED Citizen Participation

ORGANIZATION _____

by _____

INDIVIDUAL Virginia Miltenberger

STAFF _____

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

On the subject of neighborhood groups, Ms. Miltenberger asked the Commission to consider the possibility that neighborhood groups can create more problems than they solve. She felt the views expressed by neighborhood groups did not always represent the views of each neighborhood resident. She stated that currently the 1000 Oaks group in her neighborhood was in the process of trying to expose those homeowners in the area who had "in-law" apartments. Ms. Miltenberger felt that most of the owners of in-law apartments were older widows who needed extra income to pay their taxes in order to keep their homes, and that these people were no longer interested in attending neighborhood meetings. Further on the subject of in-law apartments, she stated they were a healthy thing, provided a good source of housing for students and a mixing of the generations. Agreed with previous speaker that family definition be changed on account of high rents and taxes.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☐

AFFECTS ZONING RECOMMENDATIONS

☒

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

☐

WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY

☐

IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The present Citizen Participation element is in accord with this speaker's comments.

Residents in R-1 areas have strongly opposed "inlaw" apartments.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H8

SOURCE _____ ELEMENT AFFECTED Citizen Participation

ORGANIZATION _____ by _____

INDIVIDUAL Julie Chapman

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Julie Chapman, former member of the MPRC. Ms. Chapman stated she happened to be in the Planning Department office and requested a copy of the Plan, that she had received no notice of the hearing, had seen no public announcements or fliers. She felt the previous speaker had voiced some of her specific views concerning the Plan, and added that some portions of the MPRC version were completely eliminated. Referring to Policy 7.02 of the Citizen Participation Element, "Develop and Publish Clear, Consistent and Fair Procedures in Dealing with the Planning Commission, Board of Adjustments and Ad Hoc Committees," Ms. Chapman stated it is difficult for citizens to **communicate** their concerns when an effort is not made to inform them.

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AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

The Commission regrets that MPRC members were overlooked in the original distribution of draft Master Plan and hearing notices. Commission intend to seek and implement more effective notification procedures.

MASTER PLAN POLICY ANALYSIS SHEET

H9

SOURCE _____ ELEMENT AFFECTED Citizen ParticipationORGANIZATION Council of Neighborhoods by Glenn Harris

INDIVIDUAL _____

STAFF _____

☐ Question

 ☐ Policy amendment

 ☐ New policy

 ☒ Criticism

Mr. Harris, Keoncrest Drive, supported the request for a workshop and directed his comments to the Citizen Participation element. He stated he was disappointed the work the MPRC had put into the former Neighborhood Participation Element had been neglected; did not agree with a previous speaker that neighborhood groups did more harm than good; commented that the MPRC version of this element would have required that neighborhood associations be defined and clarified; and also felt that those citizens willing to organize and study the issues should be given more attention than citizens who do not.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

See staff comments on Analysis Sheet number H1.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H10

SOURCE

ELEMENT AFFECTED Citizen Participation

ORGANIZATION Oceanview Committee

by Hildur Kehoe

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Draft - Citizen Participation. This section needs more substance and "teeth." Both these questions were given considerable attention by the late Master Plan Revision Committee, and their recommendations, while incomplete and not finalized, were far more acceptable to the Ocean View Committee. Their comments that mixed use areas were not necessarily detrimental socially or economically, and that review of this assumption was indicated, seems nowhere reflected in the present draft.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☐ AFFECTS ZONING RECOMMENDATIONS
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Citizen Participation - My assumption is that the recommendation for "more substance and teeth" is intended to mean that citizen (meaning individuals and groups not part of the staff, Council or appointed city-wide boards or commissions) input would be given more weight through some delegation of responsibility, as was outlined in the Master Plan Revision Committee recommendations on Neighborhood Participation.

The Commission is very concerned that citizens and groups have access to decision-making that affects them. They are also aware that complex processes which require a person or group to participate repeatedly on a single issue can inhibit broad participation as severely as limiting participation opportunities.

The Commission reviewed methods for decentralization but found no method for delegating authority equitably. Their Citizen Participation Element emphasizes methods for obtaining maximum participation from individuals and groups but retains the basic decision-making responsibility in the present city-wide boards, commission and Council.

Mix use issues are discussed on Land Use analysis sheets.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

H11

SOURCE

ELEMENT AFFECTED Citizen Participation

ORGANIZATION Live Oak Neighborhood by Supran/Wong

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism
Clarify timetable and specific methods of implementing neighborhood plans.
With no funding this provision of the Master Plan is a sham.

Provide funding for neighborhood plans as provided by MPRC Plan.

Planning Commission should not appoint neighborhood master plan committees -
they should be chosen by neighborhood.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Neighborhood Plans - The Planning Commission would prefer to provide a timetable and specific methods for implementing neighborhood plans. Unfortunately, funding is uncertain for either the planning or implementing of neighborhood plans. By including the adopted area plan as part of the Master Plan, annual city funding of local projects must consider established priorities and programs as outlined in the Plan.

Concern that representatives to Neighborhood Master Plan Committees be chosen by the neighborhoods. - The Planning Commission was unable to develop a practical method by which representatives of a Neighborhood Master Plan Committee could be selected by the neighborhood in a way that insured that all concerns of the neighborhood were represented. Its solution was to use recommendations of the neighborhood using criteria for area plan committee format so that representation of all interests could be insured.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

21

SOURCE

ELEMENT AFFECTED

ZONING

ORGANIZATION

by

F. Collignon

INDIVIDUAL

STAFF



Question



Policy amendment



New policy



Criticism

7. Why was strict residential zoning defined on the basis of blood or marital relationships rather than on the basis of noise, traffic, housing maintenance and other neighborhood impacts?



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN



WAS NOT SPECIFICALLY CONSIDERED DURING PLANNING COMMISSION STUDY



IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

The Planning Commission would like to be able to restrict occupancy on the basis of impact on the neighborhood - noise, traffic, housing maintenance, etc. It was not able, however, to identify standards that would be legal, practical and consistent with community values. Lacking both standards and methods for implementing them, the Commission permitted some broadening of the family definition but decided that the thrust of the present definition should be retained. The intent is not to discriminate against persons with unconventional lifestyles but to maintain the amenity of residential areas - a concern expressed by many individuals and neighborhood organizations.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

Z2

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION _____ by F. Collignon

INDIVIDUAL _____

STAFF _____

☒ Question ☐ Policy amendment ☐ New policy ☐ Criticism

Mother-in-law apartments have become increasingly widespread throughout many R-1 areas of the City as families find it difficult to buy houses and pay taxes without help from renters. These units help meet Berkeley's severe housing needs, but sometimes don't meet code standards and also generate additional cars and density which create neighborhood problems. The Plan by calling for continued R-1 zoning in these areas suggests the elimination of such units. Why did the plan reject R-2 upzoning and code enforcement in these areas" Were other alternatives considered and rejected? Why?

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
- ☒ AFFECTS ZONING RECOMMENDATIONS
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

The Planning Commission at its hearings found the low density neighborhoods opposed to any zoning changes which would potentially allow higher occupancy levels. Changes of family definition, easing of permits for second units and reclassifications were all vigorously opposed. The conclusion of the Planning Commission was that most neighborhoods feel they are already feeling the negative effects of expanded automobile ownership, illegal second units and, in some locations, inadequate maintenance. They opposed any move that was seen as potentially adding to these problems. The Commission concurred in rejecting any rezoning to more intense use or significant changes in other regulations. The Commission supports code enforcement throughout the City but recognizes that city resources require such activity on an incremental and problem basis at present.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

Z3

SOURCE

ELEMENT AFFECTED Zoning

ORGANIZATION Bateman Neighborhood Assn. by Margot Rapaport

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Margot Rapaport, speaking on behalf of the Bateman Neighborhood Association, felt the definition of family on Page 13 of the Recommendations on Zoning Ordinance Revision was unrealistic. She stated that the economy and the times often made it necessary for two families to live together and that the proposed definition would penalize persons in this situation.

Note: Several other speakers addressed this issue; staff comment here will be referenced later in the report. In addition, the public hearings on the Housing Element brought out strong opinions in large numbers to the effect that housing occupancy should be consistent with the traditional single-family concept in R-1 areas.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The proposed definition of family is as follows: "One or two persons together with their relatives by blood or adoption living in a single dwelling unit and maintaining a common household." Comment: By not including the word "marriage" the definition does preclude two complete nuclear families. It allows two adults and the children of each, or for that matter, the foster children or nieces, nephews, cousins, siblings, etc., of each. Since roomers are also permitted under different provisions, persons not part of the common household would also be permitted. The Planning Commission felt that two completely separate families sharing a household would be inconsistent with the traditional intent and understanding of single-family zoning.

Two other concerns of the Planning Commission were: (1) that families with children have a need to live in neighborhoods where there are other families with children; and (2) that adult utilization of the housing stock drives up prices (thereby pricing out the young nuclear family).

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

Z4

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION Ocean View Committee by Hildur Kehoe

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

The question of definition of the SI Zone has been left untouched in the Draft. The philosophy of conserving and respecting our older housing stock throughout the City, expressed repeatedly in various parts of the Draft, is given no application west of Sixth Street.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

After much consideration the majority of the Planning Commission decided to recommend that the area bounded by Fourth, Sixth, Dwight and Camelia be retained in the Special Industrial District. They reasons were:

1. The District provides a transition from heavy industrial use to the west and residential use to the north; its restrictions also protect the environment of the residential uses in these areas to some degree.
2. While it is appropriate to give residential uses priority in residentially zoned districts, this priority should not extend to non-industrial districts. They concluded such a priority in non-residential districts would be detrimental to appropriate economic activity needed in Berkeley.
3. The Commission did not make a judgement on whether mixed use areas were detrimental, socially or economically. Their priority concern was that opportunities for economic activity be retained as well as opportunities for housing. The present district permits existing housing to remain and does not put it under the cloud of becoming a "non-conforming" use. The Commission did not want to encourage additional housing in the area.

MASTER PLAN POLICY ANALYSIS SHEET

Z5

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION _____ by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question

 ☐ Policy amendment

 ☐ New policy

 ☒ Criticism

Residential Zones Section: Item 3 - the words "roomers" and "occupants" should be clarified.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☒

NO

☐STAFF COMMENTS/RECOMMENDATION:

For clarification, on P.17 of rephrase condition 3 on in-law apartments to read: "The maximum permitted number of persons renting rooms in a dwelling shall be reduced by the number of occupants in permitted accessory apartments."

Amended December 8, 1976

Vote: 7-0

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

Z6

SOURCE

ELEMENT AFFECTED Zoning

ORGANIZATION

by

INDIVIDUAL

Alice King

STAFF

☐

Question

☐

Policy amendment

☐

New policy

☒

Criticism

Alice King, 1404 Hawthorne Terrace, described a situation in her neighborhood of five tenants living in one dwelling and the problems their five automobiles had created on this narrow street. She referred to sections in the Recommendations for Zoning Ordinance regarding the definition of family, number of cars per household, etc., and felt the policies should be stronger in order that taxpayers might be able to use their own neighborhood streets for parking.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☒

AFFECTS ZONING RECOMMENDATIONS

☐

HAS BEEN CONSIDERED BY PLANNING COMMISSION AND PRESENT ALTERNATIVE CONSCIOUSLY CHOSEN

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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT

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WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Present regulations require three off-street parking spaces for the situation described. Planning Commission recommendations would increase this to four.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

27

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION _____ by _____

INDIVIDUAL Andrew Sun

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

On the subject of in-law apartments he felt the recommended policy encouraged discrimination against persons in need of housing not related to the owner of the unit.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

Their was strong opposition to all "inlaw" apartments. The Commission is recommending more restrictive regulations to limit them to very limited situations.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

28

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION Willard Neighborhood Assn. by Bill Wilkie

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Bill Wilkie, Willard Neighborhood Association. President Cohn stated that Mr. Wilkie had contacted him earlier inquiring about the status of the Willard Neighborhood Association's request to have their area downzoned to R-2. Mr. Peak explained that Mr. Gray of the Planning Department staff would have the primary responsibility of analyzing the testimony received at the hearings, including the request from the Willard neighborhood; that he would formulate recommendations for modifications to the Plan and present a staff report to the Commission; and that the Commission would submit its recommendations for a Master Plan and Zoning Ordinance to the City Council at the end of the year. He further stated it was expected that the Commission would hold study sessions with Willard residents on the downzoning issue.

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AMENDMENT RECOMMENDED: YES ☒ NO ☐

STAFF COMMENTS/RECOMMENDATION:

This issue was resolved by a special report and agenda item on November 17, 1976.

Amended November 17, 1976 Vote: Unanimous

MASTER PLAN POLICY ANALYSIS SHEET

29

SOURCE

ELEMENT AFFECTED ZoningORGANIZATION Associated Students, U.C. by Jeff Burnstein

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☐ New policy ☒ Criticism

Zoning Ordinance - It was agreed with a previous speaker that the definition of family would be unfair to students.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

Discussion of definition of family is contained in analysis sheet Z1 and Z3

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

210

SOURCE

ELEMENT AFFECTED Zoning

ORGANIZATION

by

INDIVIDUAL

Andrew Sun

STAFF

☐

Question

☒

Policy amendment

☐

New policy

☐

Criticism

Mr. Sun stated that a definition of family was not needed in a zoning ordinance, and suggested that a "single, detached dwelling unit" be referred to instead.

☐

AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.

☒

AFFECTS ZONING RECOMMENDATIONS

☐

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☐

WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION

☐

CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The function of the definition of "family" is to control occupancy within dwelling units. It is not related to any specific type of dwelling unit such as apartment or single detached structure.

MASTER PLAN POLICY ANALYSIS SHEET

211

SOURCE _____ ELEMENT AFFECTED ZoningORGANIZATION Live Oak Neighborhood by Supran/Wong

INDIVIDUAL _____

STAFF _____

☐ Question ☐ Policy amendment ☒ New policy ☐ Criticism

Increase notification procedure to neighborhoods for all new commercial uses in neighborhood and all new multi-family residential uses.

Notification to neighborhoods of all divisions of existing commercial uses even if no use permit required. Give neighborhoods opportunity to petition for public hearings. This is alarming trend in Shattuck/Vine area (three in last year).

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AMENDMENT RECOMMENDED:

YES

☐

NO

☒STAFF COMMENTS/RECOMMENDATION:

The Commission is working to develop a balance between a person's right to know what he can and cannot do with his property and the community's right to prevent introduction of detrimental uses. Steps have already been taken to broaden notification when Use Permit applications come before the Board of Adjustments. The concern expressed here is for more opportunities for discretionary review. The Commission is currently looking at this issue in connection with new commercial structures. In its Zoning Revision studies it will be looking at them for changes of use in commercial areas in residential zones to find an equitable balance that protects both the owners and residents.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

Z12

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION University of California by _____

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Room Rentals

While some form of public control over room rentals may be appropriate, this is a source of housing for students and of income for property owners, particularly the elderly, which should not be reduced. Under appropriate controls, it should be encouraged.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

The Commission is recommending that a Use Permit be obtained for more than 2 roomers to insure that overcrowding or detrimental neighborhood impacts are not created.

MASTER PLAN POLICY ANALYSIS SHEET

213

SOURCE

ELEMENT AFFECTED ZoningORGANIZATION Stop Institutional Creep by Christopher Adams

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Zoning Ordinance Revisions - Page 12, lines 1-12

This section proposes a substitute wording for Section 15.1, which would be repealed. SIC opposes repeal of the present provisions which, although inadequate, are not duplicated by the proposed new wording. SIC also proposes that the word and be substituted for the word or so that both demonstration of greater public need and replacement housing are made requirements under the proposed new wording.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

The Planning Commission is recommending that a Demolition Ordinance take care of demolition issues and that the Zoning Ordinance is to be amended to conform with that policy.

The proposed new wording was considered and thought to be too restrictive.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

214

SOURCE _____ ELEMENT AFFECTED Zoning

ORGANIZATION Live Oak Neighborhood by Supran/Wong

INDIVIDUAL _____

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

General agreement with zoning revisions except Oxford Tract at R-4.
It should be R-3 to keep in scale with surrounding residential.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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- ☐ CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED: YES ☐ NO ☒

STAFF COMMENTS/RECOMMENDATION:

Such a zoning recommendation is in conformance with Policy 1.65 which states "Encourage high-density residential use--especially student-oriented housing--on privately owned land along Oxford Street and the side streets between Oxford and Shattuck Avenue."

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

215

SOURCE

ELEMENT AFFECTED Zoning

ORGANIZATION _____

by _____

INDIVIDUAL Marietta Harvey

STAFF _____

☐ Question ☒ Policy amendment ☐ New policy ☐ Criticism

Pg. 13 - The proposed definition for family might be too restrictive and those persons who live in the home to care for the elderly (such as students) should be considered.

Pg. 15 The word "noise" should be added to the criteria for evaluating commercial Use Permit applications.

Pg. 17 - Item 4 - "One off-street parking space, in addition to the space required for the principal quarters, shall be provided." She felt this would lead to an excessive amount of land devoted to parking; many people do not have cars; suggested that preferential parking be considered.

- ☐ AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.
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AMENDMENT RECOMMENDED:

YES

☐

NO

☒

STAFF COMMENTS/RECOMMENDATION:

Pg. 13 - See Analysis sheet number 23 for response.

Pg. 15 - The addition of "noise" is considered too specific, however consideration of environmental impacts, including noise pollution, should be a part of particularly when they adjourn residential areas.

Pg. 17 - The Use Permit consideration at the present time requiring additional off-street parking spaces for excess roomers is the only workable method for preventing congestion in low density residential neighbor-

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

216

SOURCE

ELEMENT AFFECTED Zoning

ORGANIZATION University of California by _____

INDIVIDUAL _____

STAFF _____



Question



Policy amendment



New policy



Criticism

Zoning changes as Recommended may not Encourage Housing in Desired Location.

The proposed Plan discusses the need for new housing and recommends the Central Business District and some commercial streets as appropriate locations for high density housing while reducing the number of other locations where medium or high density housing could be constructed. To further encourage the development of new housing in desired locations the Plan and Zoning Revisions should:

1. Pinpoint more precisely areas deemed appropriate for housing development and zone to encourage such development and to prevent other uses.
2. Define what is desired precisely enough so that discretionary permits are not necessary for some development.
3. Develop more sophisticated zoning controls to enable and encourage intensive development in restricted areas without permitting all land in the area to be developed to that intensity. This should include some formulas for mixed uses; clear standards for discretionary review.
4. Reconsider recommended zoning map changes which generally rezone areas abutting commercial zones to low density. The block faces immediately behind commercially zoned property might well be retained for an intensity of use which will encourage development of the entire block depth.



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



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AMENDMENT RECOMMENDED:

YES



NO



(See next page)

STAFF COMMENTS/RECOMMENDATION:

Cont'd Z16
Zoning

1. A need for area planning to identify housing sites is needed. Some preliminary study of San Pablo Avenue occurred in studies done in conjunction with the street improvements. Similar analysis is planned for the Central Business District.
2. Residents and community organizations have demanded that more and more activities be subject to discretionary approval. The Zoning revision program will seek to improve the regulations so that more fewer actions are subject to discretionary review.
3. To implement such sophisticated zoning controls, plans and policies must be developed which provide the rationale and procedures for application. To date there has been no opportunity to undertake planning in this detail;
4. Residents on streets paralleling major arterials have opposed high density zoning on properties behind commercial zoning. They want to keep the character of both sides of the street in compatible uses. For this reason, and in spite of the problems cited, the Commission is recommending "down-zoning" of such properties when lower density uses are across the street.

MASTER PLAN POLICY ANALYSIS SHEET

NUMBER

z17

SOURCE

ELEMENT AFFECTED Zoning

ORGANIZATION University of California

by _____

INDIVIDUAL _____

STAFF _____



Question



Policy amendment



New policy



Criticism

GENERAL COMMENTS ON COMMERCIAL AREA CONTROLS

The Zoning Ordinance revision report discusses the priority of new controls for commercial areas. An area of critical interface between the campus and the City is the Sather Gate commercial area. In the 1950's and early 1960's the Berkeley campus and the City cooperated closely in planning for University facilities in the area of student housing. The City favored University expansion of this area and planned to utilize University expenditures as part of the required matching funds in a request for federal Urban Renewal funds. This joint planning included retention of the commercial district to preserve a thriving community commercial center and to assure continuation of needed neighborhood services for the growing residential population on the south side.

In the past ten years the nature of this commercial area has changed from a neighborhood-community shopping area to a regional center. Low rent, neighborhood goods and services have left the area to be replaced by high rent specialty shops which attract patronage from a wide area. The loss of some basic services requires the resident population to travel to other areas of the city for day-to-day needs. While the intensity of land uses around Sather Gate, both residential and institutional, will continue to create congestion and high levels of pedestrian and auto traffic, the City should consider the appropriate function for this district as it contributes to congestion.

While the street vendors were a response to both existing heavy pedestrian traffic and to the desire for an alternative commercial style, their institutionalization along Telegraph Avenue may have unwittingly contributed to the regional attraction of this congested area. The City might wish to consider development of a new pedestrian corridor from the Central Bart station to the campus as an appropriate place for some vending activities. This would not only encourage a regional attraction in the downtown area, but might also have the effect of developing the long desired closer linkage between the western edge of the campus and the Central Business District.



AFFECTS HOUSING ELEMENT WHICH IS BEFORE COUNCIL FOR ADOPTION SEPARATELY.



AFFECTS ZONING RECOMMENDATIONS



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IS A CHANGE SUGGESTED FOR CLARIFICATION OF MEANING AND DOES NOT CHANGE ORIGINAL INTENT



WOULD CONSTITUTE A SUBSTANTIAL POLICY CHANGE OR ADDITION



CRITICIZES PLAN USABILITY, LENGTH, FORMAT OR REDUNDANCY

AMENDMENT RECOMMENDED:

YES



NO



STAFF COMMENTS/RECOMMENDATION:

(see next page)

STAFF COMMENTS/RECOMMENDATIONS

Cont'd Z17

Zoning

The Sather Gate commercial area represents a unique problem both in terms of its scale and its functions. As in the north campus area, the residents are finding day to day goods and services disappearing, replaced with business serving campus and regional markets. The plan does set forth policies that regional serving business should be located in the central district. The City is still, however, seeking ways to implement this policy so that community commercial areas, including Sather Gate, will better serve those who live around them.

The development of a pedestrian corridor from the Central BART station to the campus is not precluded by Master Plan downtown revitalization policies. This suggestion will be forwarded to the New Berkeley Corporation for their consideration.

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